

M E M O R A N D U M

DATE: 3/11/2021
TO: ZONING REVIEW
FROM: Office of Administrative Hearings
RE: Case No. 2020-0251-A

The appeal period for the above-referenced cases expired on March 10, 2021. There being no appeal filed, the subject file is ready for return to the Development Processing Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(10206 Liberty Road)
2nd Election District
4th Council District
Christ Dominion Church of God
International

Legal Owner/Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0251-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by Christ Dominion Church of God International (the "Petitioner") for property located at 10206 Liberty Road, Randallstown (the "Property"). The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations ("BCZR") §1A04.3.B.2.B to permit: (1) 30 ft. side and rear setbacks in lieu of 50 ft. for the entire Property; (2) a 28.37 ft. (right) side yard setback on (northeast side) for the existing building corner which would encroach into the requested 30 ft. setback; (3) 0 ft. setbacks on all sides in lieu of a 50 ft. for the existing rear building to be used as a fellowship; and (4) building separation of 30 ft. in lieu of 80 ft. between the proposed church and proposed fellowship building.

Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Pastor Mike Olawale appeared on behalf of the Petitioner along with Mostata Izadi, PE from Advanced Engineering Consultants who prepared and sealed a site plan to accompany the Petition (the 'Site Plan'). (Pet. Ex. 6). Ike Okoye of Ford & Associates, the architect for the proposed renovations, also appeared. Thomas M. Meachum, Esquire represented the Petitioner. There were no protestants or interested citizens who appeared.

ORDER RECEIVED FOR FILING

Date 2/8/21

By [Signature]

Zoning Advisory Committee (“ZAC”) comments were received from the Department of Environmental Protection and Sustainability (“DEPS”) which did not oppose the requested relief but listed a series of environmental conditions which will need to be met by the Petitioner. The Department of Planning (“DOP”) did not oppose the requested relief.

The case proceeded by way of modified proffer from Mr. Meachum, Mr. Izadi and Mr. Okoye. The Property is approximately 1.97 +/- acres and is split zoned (business-roadside) BR, (resource-conservation) RC 5. It is located outside of the Urban, Rural Demarcation Line (URDL) and is served by private water and sewer. The main building addressed as 10206 Liberty Rd. was constructed in 1947 (the “main building”). It is one-story, rectangular structure made of concrete/cinder block measuring 5,200 sf. Prior to the purchase of the Property by the Church in 2019 (Pet. Ex. 5), it was historically used as an auto repair shop. (Pet. Ex. 1, 2, 4). Paved parking lots surround the building.

As shown on the Site Plan, the majority of the Property is zoned RC5. However, the main building and parking lots are contained with the BR portion. (Dev. Ex. 6). Behind the main building is a second building measuring 3,000 +/- sf and had been used as a garage (the “garage”). The garage sits entirely within the RC5 zone but at an angle, such that it touches the Property line on the southeast corner. On the west side of garage is another paved parking lot.

The proposal here is to use the main building for a 150-seat church which is permitted by right in the RC5 zone and to use the garage for a fellowship building/accessory use. There is adequate parking (43 spaces provided) for both the church and fellowship building (1 space for every 4 seats = 38 spaces required). (Dev. Ex. 1, 2, 4 and 6). There will be minimal additional paving at the entrance along Liberty Rd. (Dev. Ex. 6). There is one access point on Liberty Rd. for vehicles to enter and follow one-way directional arrows flowing to the parking lots.

ORDER RECEIVED FOR FILING

2

Date 2/8/21
By J. Ruano

As confirmed on the Site Plan, although the Property is box-shaped, it sits slightly at an angle (*i.e.* a parallelogram). The dimensions are unlike any of the properties in the area because the other properties resemble rectangles and trapeziums. While the Property is relatively flat, there is a gentle slope on the south western portion toward Liberty Rd. Additionally, the zoning lines were imposed upon this Property after the main building was constructed and the RC5 and BR zones require different setbacks which neither the main building nor the garage meet. Both Mr. Meachum and Mr. Izadi advocated that these factors make the Property unique.

With regard to practical difficulty, the testimony was that the proposal is to repurpose and renovate the existing main building and the garage which were constructed close to the eastern Property line, rather than in the center of the Property. There will not be any additions to the building footprints. Mr. Oyoke drafted the architectural elevations which show the extent of the proposed improvements. (Dev. Ex. 3). If the Property were required to meet the building setbacks, the Petitioner would be forced to move both buildings.

DECISION

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

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

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

As described above, the Property is unique due to its size, shape and gentle downward slope on the southwestern corner. Additionally, I find that the location of the main building and garage within the Property boundaries are peculiar because those buildings were constructed close to the eastern Property line, rather than in the center of the Property. It appears that the main

ORDER RECEIVED FOR FILING

3

Date 2/8/21
By J. M. Magon

building was constructed so as to be located within the commercial (BR) zone. Yet, even within the BR zone, the main building was not constructed in the center of the BR zoned land. Accordingly, for all these reasons, I find that the Property is unique.

I also find that, due to this uniqueness, the Petitioners would suffer a practical difficulty and unreasonable hardship if the Property had to meet the RC5 (50 ft) zoning setbacks because the Petitioner would be required to move the buildings. I find that the requested variance relief can be granted within the spirit and intent of the BCZR, particularly in light of the fact that it meets the 30 ft. setbacks for the BR zone in all places, other than northeast corner of the building (1.5 +/- ft). The variances may also be granted without harming the public health, safety, or welfare, as shown by the lack of opposition in this case. The Petitioners are repurposing and renovating the buildings which will improve and therefore benefit the community.

THEREFORE, IT IS ORDERED, this 8th day of February 2021, by the Administrative Law Judge for Baltimore County, that the Petition for Variance from the BCZR §1A04.3.B.2.B is hereby GRANTED as follows:

- (1) 30 ft. side and rear setbacks in lieu of 50 ft. for the entire Property;
- (2) a 28.37 ft. (right) side yard setback on (northeast side) for the existing building corner which would encroach into the requested 30 ft. setback;
- (3) 0 ft. setbacks in lieu of a 50 ft. for all sides of the existing rear building to be used as a fellowship; and
- (4) building separation of 30 ft. in lieu of 80 ft. between the proposed church and proposed fellowship building.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is

4

ORDER RECEIVED FOR FILING

Date

2/8/21

By

J. M. Wagoner

at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

2. Petitioners must comply with the DOP and DEPS ZAC comments, copies of which are attached hereto and make a part thereof.



MAUREEN E. MURPHY
Administrative Law Judge
for Baltimore County

MEM/dlm

ORDER RECEIVED FOR FILING

Date: 2/8/21

By: [Signature]



PETITION FOR ZONING HEARING(S)

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

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

Address 10206 Liberty Rd., Randallstown, MD 21133 which is presently zoned BR & RC5

Deed References: 42217/00482 10 Digit Tax Account # 2 0 0 0 0 3843

Property Owner(s) Printed Name(s) Christ Dominion Church of God International

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

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

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

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

3. a Variance from Section(s)

IA04.3.B (Permit 30' sides and rear setbacks in lieu of 50')
See Attachment

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)

See Attachment

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Christ Dominion Church of God International
Name #1- Type or Print _____ Name #2 - Type or Print _____
Signature #1 _____ Signature #2 _____
15445 Depot Lane, Upper Marlboro, MD
Mailing Address _____ City _____ State _____
20772 / 240-510-5891 / admin@dominionwonders.org
Zip Code Telephone # Email Address

Attorney for Petitioner:

Thomas M. Mearcum
Name- Type or Print _____
Signature _____
10715 Charter Drive, Suite 200, Columbia, MD
Mailing Address _____ City _____ State _____
21044 / 410-740-4600 / tmm@carneykelehan.com
Zip Code Telephone # Email Address

Representative to be contacted:

Mostafa Izadi, PE
Name - Type or Print _____
Signature _____
P.O. Box 129 Riderwood MD
Mailing Address _____ City _____ State _____
21139 / 410-382-9180 / mizadi@aec-engineers.biz
Zip Code Telephone # Email Address

CASE NUMBER 2020-0251-A Filing Date 10/9/20 Do Not Schedule Dates: _____ Reviewer JS

10206 LIBERTY ROAD VARIANCE PETITION ATTACHMENT

According to information from the State Department of Assessments and Taxation, the principal building that would be used for the church was constructed in 1947. The age of the building to the rear is unknown, but its condition would indicate extreme age also. Because these buildings were constructed at their current locations a long time ago, a special circumstance and condition, if the buildings cannot be used at their current locations, the Church would have to demolish and rebuild buildings, certainly a practical difficulty and unreasonable hardship.

The property and buildings had been used as an automobile repair shop for a number of years, and the property is located next to a construction company. Given the fact that the buildings have existed at their current location for what appears to be decades without any injury to the public health, safety and general welfare, continuing to keep them at their present location for this church use would not alter that. Considering the fact the buildings are closest to the construction company property, approving the variance would be within the spirit of said area regulations.

SCOPE OF VARIANCE REQUESTED:

This petition is for a variance by the owners of the subject property, the Christ Dominion Church of God International. The petitioner is converting (interior alteration) of the existing auto repair shop into a church. The primary structure was erected in 1947 and the age of the proposed fellowship structure is unknown. The variance will clean up non confirming issues with the conversion/alteration of the existing automobile repair shop to a church.

The petitioner is requesting variance relief from section 1A04.3.B.2.B of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follow:

1. To permit 30 feet side and rear setbacks in lieu of the required 50 feet for the entire property.
2. A relief of 28.37 feet setback for the existing building corner's encroachment into the 30 feet northeast side of the building (the right setback).
3. Zero feet in lieu of 50 feet side setback for existing building to be used as a fellowship.
4. Building separation of 30 feet in lieu of 80 feet between proposed church and proposed fellowship building.

The strict compliance with the BCZR would result in practical difficulty and unreasonable hardship of fellows:

- (1) Requested variance will not contrast with the adjacent properties in the zoning district: therefore, it will not negatively impact neighboring properties.
- (2) This variance is not detrimental to the public health, safety, or welfare: nor is it injurious to other properties.

2020-0251-A

THE ZONING PROPERTY DESCRIPTION

PART A:

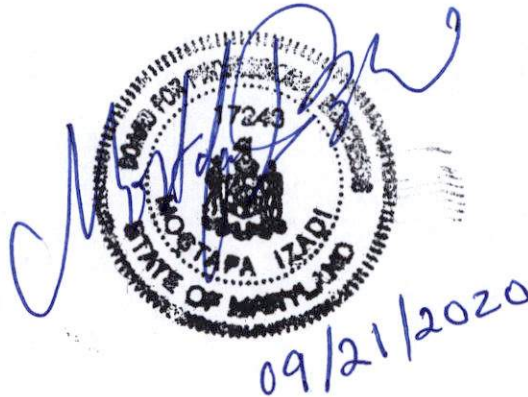
Zoning Property description for 10206 Liberty road, Randallstown, MD 21133

"Beginning at a point North West side of Liberty Road (MD RTE 26) (66' R/W) at a distance 505'+/- from Windy Hill Road center line.

PART B:

Thence the following courses and distances:

N 30° 33' 32.87" E 310.82', S 57° 39' 18.03" E 270.35', S 29° 17' 03.35" W 316.32', N 56° 34' 53.20" W 277.60', back to the point of beginning as recorded in Deed Reference: Liber 42217, Folio 0482, containing 85,784.47 Square feet or 1.97 +/- acres of Lot. Located in the 2nd Election District and 4th Council District.



2020-0251-A



CERTIFICATE OF POS G

CASE NO. 2020-0251-A

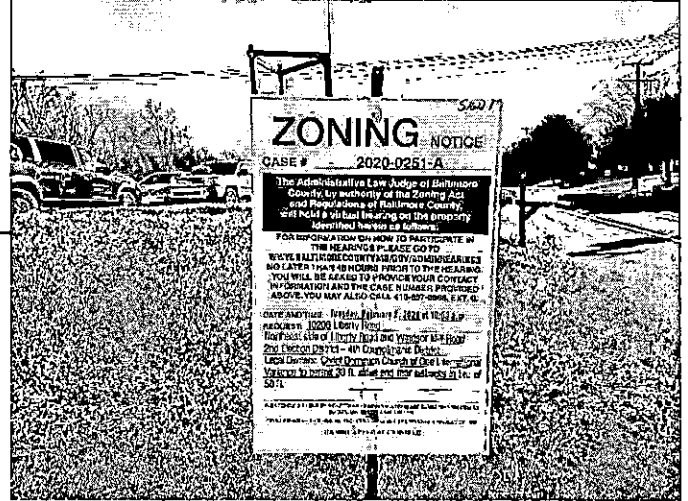
PETITIONER/DEVELOPER

Patty Miller

Carney,Kelehan,Bresler,Bennett&Scherr LLP

DATE OF HEARING/CLOSING

February 2, 2021



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

10206 Liberty Rd.

SIGN 1

THE SIGN(S) POSTED ON January 12, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0251-A

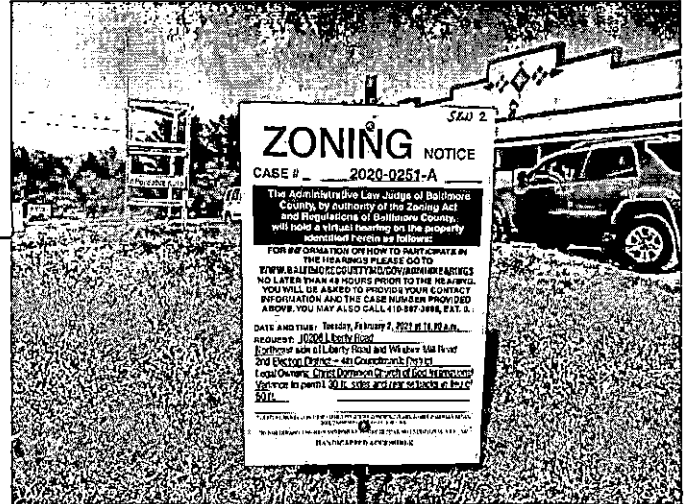
PETITIONER/DEVELOPER

Patty Miller

Carney,Kelehan,Bresler,Bennett&Scherr LLP

DATE OF HEARING/CLOSING

February 2, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

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THE PROPERTY LOCATED AT

10206 Liberty Rd.

SIGN 2

THE SIGN(S) POSTED ON January 12, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

CERTIFICATE OF POST 5

CASE NO. 2020-0251-A

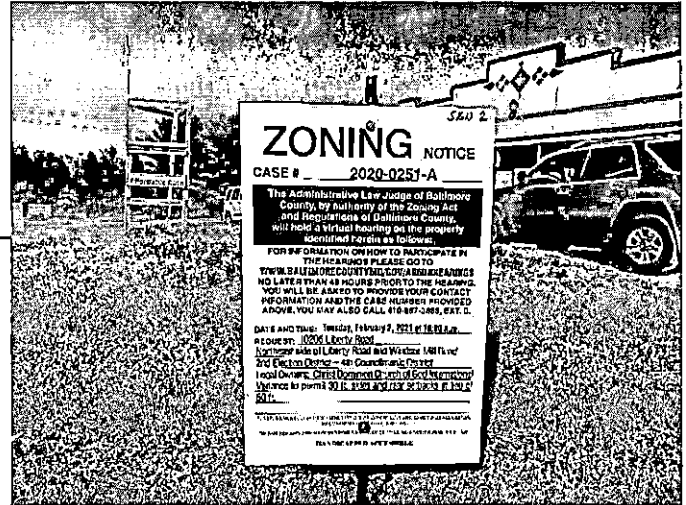
PETITIONER/DEVELOPER

Patty Miller

Carney,Kelehan,Bresler,Bennett&Scherr LLP

DATE OF HEARING/CLOSING

February 2, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

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SIGN 2

THE SIGN(S) POSTED ON January 12, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

The Daily Record

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

Order #: 11950622
Case #: 2020-0251-A
Description:

PUBLISHER'S AFFIDAVIT

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

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0251-A

1/13/2021

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2020-0251-A
10206 Liberty Road
Northeast side of Liberty Road and Windsor Mill Road
2nd Election District - 4th Councilmanic District
Legal Owners: Christ Dominion Church of God International
Variance to permit 30 ft. sides and rear setbacks in lieu of 50 ft.
Hearing: Tuesday, February 2, 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

ja13



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 7, 2021

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:

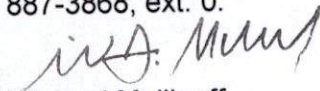
CASE NUMBER: 2020-0251-A

10206 Liberty Road
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2nd Election District – 4th Councilmanic District
Legal Owners: Christ Dominion Church of God International

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Michael Mallinoff
Director

MM:kl

C: Thomas Meachum, 10715 Charter Drive, Ste. 200, Columbia 21044
Christ Dominion Church, 15445 Depot Lane, Upper Marlboro 20772
Mostafa Izadi, P.O. Box 129, Riderwood 21139

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY WED., JANUARY 13, 2021

TO: THE DAILY RECORD
Wednesday, January 13, 2021 - Issue

Please forward billing to:

Ike Okoye
Mikada Design Group
P.O. Box 1759
Ellicott City, MD 21041

301-704-3776

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: 2020-0251-A

10206 Liberty Road

Northeast side of Liberty Road and Windsor Mill Road

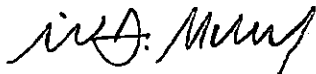
2nd Election District – 4th Councilmanic District

Legal Owners: Christ Dominion Church of God International

Variance to permit 30 ft. sides and rear setbacks in lieu of 50 ft.

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
 10206 Liberty Road; NE/S of Liberty Road * OF ADMINISTRATIVE
 And Windsor Mill Road * HEARINGS FOR
 2nd Election & 4th Councilmanic Districts * BALTIMORE COUNTY
 Legal Owner(s): Christ Dominion Church of *
 God International *
 Petitioner(s) *
 * 2020-251-A

* * * * *

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 20th day of October, 2020, a copy of the foregoing Entry of Appearance was emailed to Mostata Izadi, P.E., P.O. Box 129, Riderwood, Maryland 21139, mizadi@aec-engineers.biz and Thomas M. Meachum, Esquire, 10715 Charter Drive, Suite 200, Columbia, Maryland 21044, tmm@CarneyKelehan.com, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0251-A

Property Address: 10206 LIBERTY ROAD.

Property Description: _____

Legal Owners (Petitioners): CHRIST Dominion Church of God International

Contract Purchaser/Lessee: Pastor Mike Olawale

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ike Okoye

Company/Firm (if applicable): Mikada Design Group

Address: P.O. Box 1759

ELlicott City, MD 21041

Telephone Number: (301) 704-3776

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

No. 198845

Date: 10/9/20

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 500.00

Total: \$ 500.00

Rec

From: CHRIST DOMINION CHURCH OF GOD INTERNATIONAL

For: 2020-0251-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

MIKADA DESIGN GROUP 01/11
AUTOMATED DESIGN & DRAFTING SRVCS
PERMIT READY CONSTR. BLUEPRINTS
 3375 ELLICOTT CENTER SUITE 1759
 ELLICOTT CITY, MD 21041-1759

2267

65-330/550

DATE 9/17/2020

PAY TO THE
 ORDER OF

Baltimore County

\$ 500.00

Five Hundred

DOLLARS



BRANCH BANKING AND TRUST COMPANY
 1-800-BANK BBT BBT.com

FOR Dominion Church Variance

[Signature]

⑈00002267⑈ ⑆055003308⑆0005157479808⑈



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

January 26, 2021

Thomas Meachum,
10715 Charter Drive Suite200
Columbia MD 21044

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 09, 2020. This letter is not an approval, but only a NOTIFICATION.

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "C. Pete Gutwald".

C. PETE GUTWALD, AICP

PCG

Enclosures

CC: People's Counsel
CC: Jeff Perlow

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: October 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0251-A
Address 10206 Liberty Road
(Christ Dominion Church of God
International Property)

Zoning Advisory Committee Meeting of **October 26, 2020**.

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

1. Ground Water Management (GWM) recommends that zoning variance approval be contingent on a finding by EPS that the onsite well and septic system are suitable to support the proposed use. The following information must be submitted to GWM to make such a determination:
 - An Existing Private Well and OSDS Assessment Form must be completed by a qualified contractor (See GWM webpage for the form)
 - A Water Usage Letter that estimates daily projected wastewater flows (See GWM Policy Manual for details).
 - A Soil Percolation Test Application and Perc Test Plan. Percolation testing must demonstrate there is adequate area and soils onsite to support the projected wastewater flows for a 200% peak daily design.
 - General Requirements for Hydrogeologic Study Form (see GWM webpage).
 - A well yield test that demonstrates there is adequate yield to support the proposed use.
 - Water quality testing that demonstrates the well meets the standards for the certificate of potability. Considering the historic use of the property as an auto repair shop, Volatile Organic Compounds must be tested in addition to Bacteria, Nitrates and, Turbidity.

GWM requests that any order to approve be conditioned on the requirements listed above.

Reviewer: Kevin Koepenick

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/23/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-251-A

INFORMATION:

Property Address: 10206 Liberty Road
Petitioner: Christ Dominion Church of God International
Zoning: RC 5, BR
Requested Action: Variance

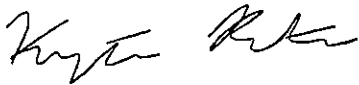
The Department of Planning has reviewed the petition for Variance to 1) permit 30' side and rear setbacks in lieu of the required 50' for the entire property; 2) permit a 28.37' setback for the existing building corner's encroachment into the 30' northeast side of the setback; 3) 0' setback in lieu of the required 50' side setback for an existing building; 4) Building separation of 30' in lieu of the 80' between proposed church and proposed fellowship building.

The area is rural residential and is located just outside the URDL along Liberty Road.

The Department of Planning not oppose the request. The buildings being converted are existing with no proposed additions. Strict adherence to the Code would require the demolition and relocation of the buildings.

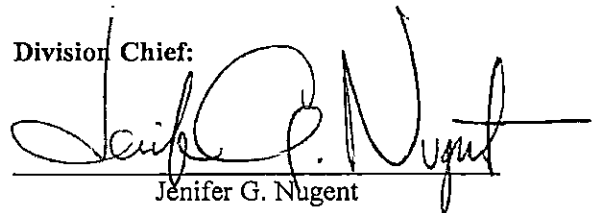
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Joseph Wiley
Mostata Izadi, PE
Thomas Meachum, Attorney
Office of the Administrative Hearings
People's Counsel for Baltimore County



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

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

DATE: 12/23/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-251-A

INFORMATION:

Property Address: 10206 Liberty Road
Petitioner: Christ Dominion Church of God International
Zoning: RC 5, BR
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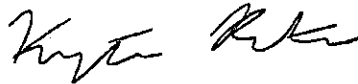
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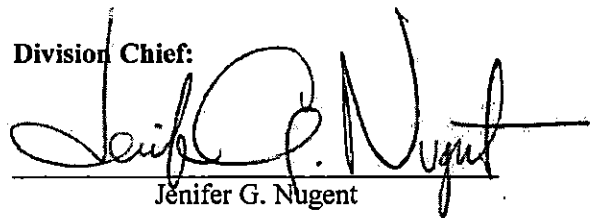
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Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

CPG/JGN/KP/

c: Joseph Wiley
Mostata Izadi, PE
Thomas Meachum, Attorney
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
OCT 20 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: October 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0251-A
Address 10206 Liberty Road
(Christ Dominion Church of God
International Property)

Zoning Advisory Committee Meeting of October 26, 2020.

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

1. Ground Water Management (GWM) recommends that zoning variance approval be contingent on a finding by EPS that the onsite well and septic system are suitable to support the proposed use. The following information must be submitted to GWM to make such a determination:
 - An Existing Private Well and OSDS Assessment Form must be completed by a qualified contractor (See GWM webpage for the form)
 - A Water Usage Letter that estimates daily projected wastewater flows (See GWM Policy Manual for details).
 - A Soil Percolation Test Application and Perc Test Plan. Percolation testing must demonstrate there is adequate area and soils onsite to support the projected wastewater flows for a 200% peak daily design.
 - General Requirements for Hydrogeologic Study Form (see GWM webpage).
 - A well yield test that demonstrates there is adequate yield to support the proposed use.
 - Water quality testing that demonstrates the well meets the standards for the certificate of potability. Considering the historic use of the property as an auto repair shop, Volatile Organic Compounds must be tested in addition to Bacteria, Nitrates and, Turbidity.

GWM requests that any order to approve be conditioned on the requirements listed above.

Reviewer: Kevin Koenick

ORDER RECEIVED
Date 2/8/21
By [Signature]

~~CONFIDENTIAL~~

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 12/23/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-251-A

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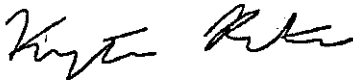
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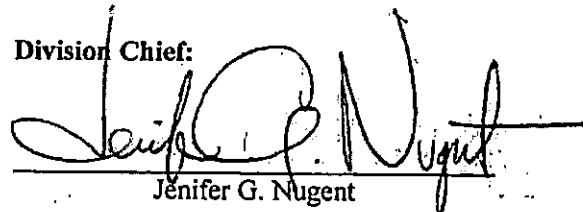
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jennifer G. Nugent

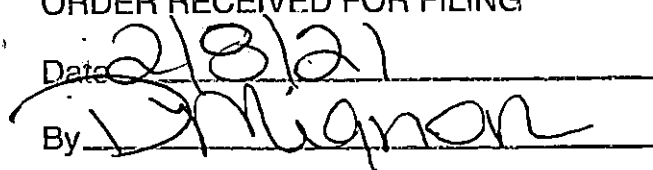
CPG/JGN/KP/

c: Joseph Wiley
Mostata Izadi, PE
Thomas Meachum, Attorney
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date

By

2/8/21


Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 10:36 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Ike
Last Name	Okoye
Email	mikadadesigngroup@yahoo.com
Phone	3017043776
Address	3375 Ellicott Center Ste 1759
City	Ellicott City
State	Maryland
ZIP Code	21041
Case Number	2020-0251-A
Scheduled Hearing Date	02/02/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 10:46 PM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Mike
Last Name	Olawal
Email	Pastor@dominionwonders.org
Phone	3013351460
Address	15445 Depot lane
City	Upper Marlboro
State	Maryland
ZIP Code	20772
Case Number	2020-0251-A
Scheduled Hearing Date	2/2/2021

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 29, 2021 10:46 PM
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Results of Form Submission

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Label	Value
First Name	Mike
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Email	Pastor@dominionwonders.org
Phone	3013351460
Address	15445 Depot lane
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Sent: Friday, January 29, 2021 10:36 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Ike
Last Name	Okoye
Email	mikadadesigngroup@yahoo.com
Phone	3017043776
Address	3375 Ellicott Center Ste 1759
City	Ellicott City
State	Maryland
ZIP Code	21041
Case Number	2020-0251-A
Scheduled Hearing Date	02/02/2021

CHECKLIST

✓ itr
✓ order

2/2/21
@10-

Comment Received

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

10/20

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

Comments

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

FIRE DEPARTMENT

12/23

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

Comments

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: _____ by _____

SIGN POSTING (2nd) Date: _____ 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.
Mostafa Izadi	mizadi@aec-engineers.biz	1-	New York Time	English	U.S.
Pastor Mike Olawale	pastor@dominionwonders.org	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Tom Meachum	tmm@carneykelehan.com	1-	New York Time	English	U.S.

OK

Donna Mignon

From: Kristen L Lewis
Sent: Thursday, January 7, 2021 1:09 PM
To: Debra Wiley; Donna Mignon
Subject: 2020-0251-A

Good afternoon,

Below is the information needed for a webex event. Thank you,

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

From: Kristen L Lewis
Sent: Thursday, January 07, 2021 1:06 PM
To: 'Tom Meachum' <tmm@carneykelehan.com>
Cc: Pastor Mike Olawale <pastor@dominionwonders.org>; mizadi@aec-engineers.biz
Subject: RE: Christ Dominion variance hearing scheduled for February 2 at 10:00 a.m.

Good afternoon,

Below is the wording needed to have your sign posting done in the required time. A rep from the Daily Record will contact Ike Okeye for payment for the newspaper advertisement shortly. Thank you,

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

January 7, 2021

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: 2020-0251-A

10206 Liberty Road
Northeast side of Liberty Road and Windsor Mill Road
2nd Election District – 4th Councilmanic District
Legal Owners: Christ Dominion Church of God International

Variance to permit 30 ft. sides and rear setbacks in lieu of 50 ft.

Hearing: Tuesday, February 2, 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

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY WED., JANUARY 13, 2021

From: Tom Meachum [<mailto:tmm@carneykelehan.com>]
Sent: Thursday, January 07, 2021 12:40 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Cc: Pastor Mike Olawale <pastor@dominionwonders.org>; mizadi@aec-engineers.biz
Subject: Christ Dominion variance hearing scheduled for February 2 at 10:00 a.m.

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

Ms. Lewis

Thank you for your help in scheduling this matter. Besides myself and Pastor Olawale, Mostafa Izadi needs a Webex invitation, and his e-mail is also above.

Let me know if you need anything else.

Regards

Tom Meachum

Thomas M. Meachum, Esq.
Carney, Kelehan
Bresler, Bennett
& Scherr LLP

ATTORNEYS AT LAW

10715 Charter Drive, Suite 200	229 East Main Street, Suite G
Columbia, MD 21044	Westminster, MD 21157
Voice (410) 740-4600 x206	(443)821-3820
Fax (410) 730-7729	(443)821-3922

Please respond to:

tmm@carneykelehan.com

In accordance with Gov. Hogan's recent COVID-19 Order concerning MD businesses, CarneyKelehan will remain open for business as a valuable resource during this challenging time. Working remotely, our attorneys, professional and support staff will continue to provide essential legal services to our clients and our community. We are available via email and/or cell phone as noted in the signature block above. We are here to meet our clients' legal needs, and we wish you safety during this difficult time.

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0251-A - 10206 Liberty Road - Christ Dominion Church of God International
Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eeb4911ea68d8ddab42358f1241a00112>
Start: Tue 2/2/2021 10:00 AM
End: Tue 2/2/2021 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): 180 403 3774

Tuesday, February 2, 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=eeb4911ea68d8ddab42358f1241a00112>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec3792358428aae130b6149e473>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804033774@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 707723

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

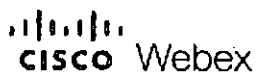
<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e74d6b916ce6ca8d3ec5f517f18f15ae3>

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

Donna Mignon

From: messenger@webex.com
Sent: Thursday, January 7, 2021 1:21 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No: 2020-0251-A - 10206
Liberty Road - Christ Dominion Church of God International

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.



**Webex sent the email message
"Invitation for Alternate Host" for
your event.**

Number of email addresses the message was sent to successfully: 3

Number of email addresses the message could not be sent to: 0

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

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Donna Mignon

Subject: Web seminar scheduled: Zoning Hearing - Case No: 2020-0251-A - 10206 Liberty Road
- Christ Dominion Church of God International

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eeb4911ea68d8ddab42358f1241a00112>

Start: Tue 2/2/2021 10:00 AM
End: Tue 2/2/2021 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): 180 403 3774

Tuesday, February 2, 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=eeb4911ea68d8ddab42358f1241a00112>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=ec3792358428aae130b6149e473>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1804033774@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 707723

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

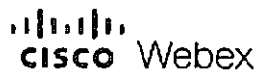
<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e74d6b916ce6ca8d3ec5f517f18f15ae3>

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

Donna Mignon

From: messenger@webex.com
Sent: Thursday, January 7, 2021 1:21 PM
To: Donna Mignon
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No: 2020-0251-A - 10206
Liberty Road - Christ Dominion Church of God International

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.



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 4

Number of email addresses the message could not be sent to: 0

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

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Donna Mignon

From: Donna Mignon
Sent: Thursday, January 7, 2021 1:22 PM
To: Kristen L Lewis
Cc: Debra Wiley
Subject: Case No: 2020-0251-A - web link

Event Information

Event: Zoning Hearing - Case No: 2020-0251-A - 10206 Liberty Road - Christ Domini
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI!>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTI!>
Date and time: Tuesday, February 2, 2021 10:00 am
Eastern Standard Time (New York, GMT-05:00)
Duration: 1 hour
Description: Zoning Hearing
Case No: 2020-0251-A
Address: 10206 Liberty Road
Owners : Christ Dominion Church of God International
Event number: 180 403 3774
Event password: 1234
Host key: 200104
Alternate Host: Deb Wiley, Henry Ayakwah, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 707723
Video Address: 1804033774@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: 180 403 3774
Maximum number of registrants: 10000
Destination address after event:
Host image:
Attendee list available for viewing by: Host, presenter and panelists only
Event material: None
Post-event survey: No
Email configured: Pending, Approved, Rejected

Registration Information

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

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

ZAC AGENDA

Case Number: 2020-0251-A **Reviewer:** Jason Seidelman
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Christ Dominion Church of God International
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 10206 LIBERTY RD
Location: North East side of Liberty Road (40'), Winsor Mill Road (15').

Existing Zoning: BR, RC 5 **Area:** 2.19 AC
Proposed Zoning:
VARIANCE:
1A04.3.B (Permit 30' sides and rear setbacks in lieu of 50')
Attorney: Thomas M. Meachum
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

Case Number: 2020-0252-SPH **Reviewer:** Aaron Tsui
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: SPECIAL HEARING
Legal Owner: Dulaney Valley Memorial Gardens, Inc
Contract Purchaser: No Contract Purchaser was set.

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

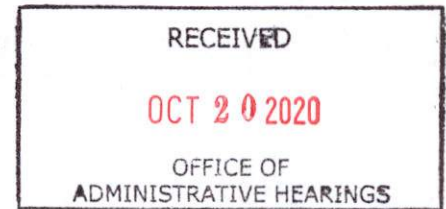
Property Address: 200 EAST PADONIA RD
Location: North side of East Padonia Road, North side of intersection streets between Padonia Road Hart Fell Road.

Existing Zoning: DR 3.5 **Area:** 69.94 AC
Proposed Zoning:
SPECIAL HEARING:
To modify the approvals granted for crematoriums in Cases 2018-0112-SPH and 2014-0175-SPH to permit a total of four (4) retorts.
Attorney: Jennifer R. Busse
Prior Zoning Cases: 2014-0176-SPH; 2018-0112-SPH
Concurrent Cases: None
Violation Cases: None
Closing Date:

Miscellaneous Notes:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

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

DATE: October 20, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0251-A
Address 10206 Liberty Road
(Christ Dominion Church of God
International Property)

Zoning Advisory Committee Meeting of **October 26, 2020**.

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

1. Ground Water Management (GWM) recommends that zoning variance approval be contingent on a finding by EPS that the onsite well and septic system are suitable to support the proposed use. The following information must be submitted to GWM to make such a determination:
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 - Water quality testing that demonstrates the well meets the standards for the certificate of potability. Considering the historic use of the property as an auto repair shop, Volatile Organic Compounds must be tested in addition to Bacteria, Nitrates and, Turbidity.

GWM requests that any order to approve be conditioned on the requirements listed above.

Reviewer: Kevin Koepenick

Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 2000003843

Owner Information

Owner Name:	CHRIST DOMINION CHURCH OF GOD INTERNATIONAL	Use:	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	15445 DEPOT LN UPPER MARLBORO MD 20772-	Deed Reference:	/42217/ 00482

Location & Structure Information

Premises Address:	10206 LIBERTY RD RANDALLSTOWN 21133-	Legal Description:	2.1948 AC 10206 LIBERTY RD NES 2600 NW DEER PARK RD
--------------------------	---	---------------------------	---

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0066	0022	0568	10000.04	0000				2019	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1947	5,200 SF		2.1900 AC	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		SERVICE GARAGE	/	C2			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2019	07/01/2020	07/01/2021
Land:	271,400	271,400		
Improvements	107,000	104,400		
Total:	378,400	375,800	375,800	375,800
Preferential Land:	0	0		

Transfer Information

Seller: KRUPINSKY JOHN A	Date: 12/11/2019	Price: \$765,000
Type: ARMS LENGTH IMPROVED	Deed1: /42217/ 00482	Deed2:
Seller: KRUPINSKY JOHN A, JR	Date: 09/04/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /26120/ 00554	Deed2:
Seller: HANLEY THOMAS V	Date: 09/27/1985	Price: \$200,000
Type: ARMS LENGTH IMPROVED	Deed1: /07000/ 00669	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2020	07/01/2021
County:	000		0.00	
State:	000		0.00	
Municipal:	000		0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

Donna Mignon

From: Kristen L Lewis
Sent: Tuesday, January 19, 2021 3:39 PM
To: Jenae Johnson; Debra Wiley; Donna Mignon
Subject: FW: 22020-0251-A
Attachments: Miller Liberty Rd 1.docx; Miller Liberty Rd 2.docx; Miller Liberty Rd 2.docx

Please note this is the sign posting for Feb. 2nd.

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

From: mert1114@aol.com [mailto:mert1114@aol.com]
Sent: Tuesday, January 19, 2021 3:37 PM
To: Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: 22020-0251-A

CAUTION: This message from mert1114@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Case 2020-0251-A 10206 Liberty Rd.
Have a good day ,Marty.
Sent from Mail for Windows 10
Martin Ogle

CERTIFICATE OF POSTING

CASE NO. 2020-0251-A

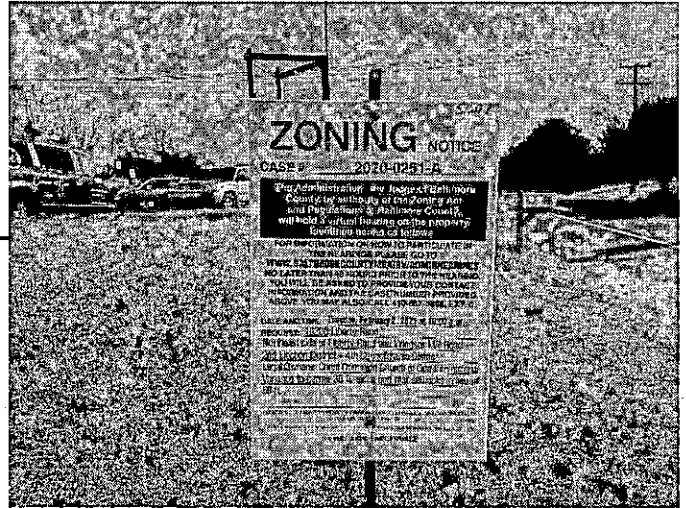
PETITIONER/DEVELOPER

Patty Miller

Carney,Kelehan,Bresler,Bennett&Scherr LLP

DATE OF HEARING/CLOSING

February 2, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

COUNTY OFFICE BUILDING ROOM 111

111 WEST CHESAPEAKE AVENUE

ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

10206 Liberty Rd.

SIGN 1

THE SIGN(S) POSTED ON January 12, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

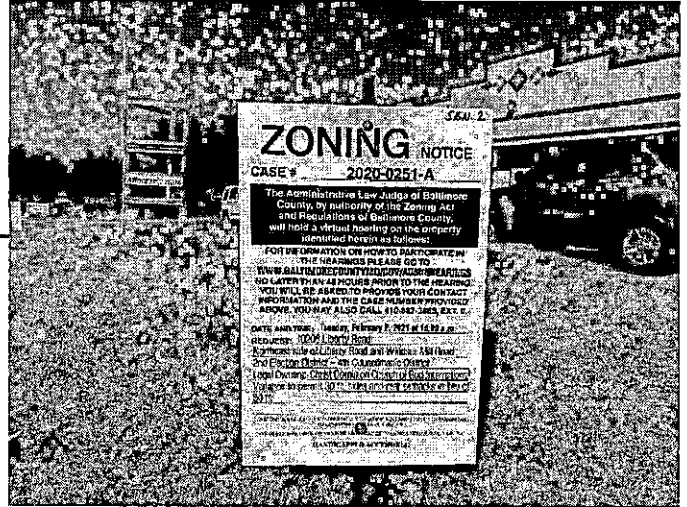
443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0251-A
PETITIONER/DEVELOPER
Patty Miller

Carney,Kelehan,Bresler,Bennett&Scherr LLP

DATE OF HEARING/CLOSING
February 2, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT

10206 Liberty Rd.

SIGN 2

THE SIGN(S) POSTED ON January 12, 2021
(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE
9912 MAIDBROOK RD.
PARKVILLE ,MD 21234
443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2020-0251-A

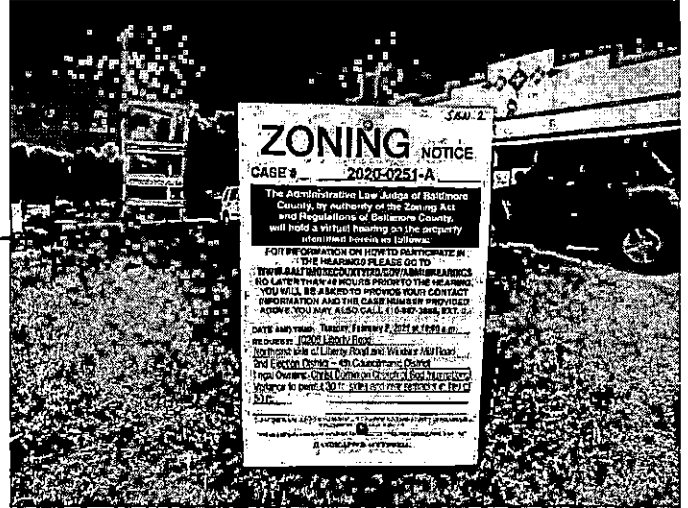
PETITIONER/DEVELOPER

Patty Miller

Carney,Kelehan,Bresler,Bennett&Scherr LLP

DATE OF HEARING/CLOSING

February 2, 2021



BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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SIGN 2

THE SIGN(S) POSTED ON January 12, 2021

(MONTH, DAY, YEAR)

SINCERLEY ,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE ,MD 21234

443-629-3411

Donna Mignon

From: webmaster@baltimorecountymd.gov
Sent: Friday, January 22, 2021 9:25 AM
To: Administrative Hearings
Subject: Request to Testify

Results of Form Submission

Request to Testify

Label	Value
First Name	Thomas
Last Name	Meachum
Email	tmm@carneykelehan.com
Phone	4107404600
Address	10715 Charter Drive Ste 200
City	Columbia
State	Maryland
ZIP Code	21044
Case Number	20-251-A
Scheduled Hearing Date	February 2, 2021

Donna Mignon

From: Tom Meachum <tmm@carneykelehan.com>
Sent: Monday, January 25, 2021 9:49 AM
To: Donna Mignon
Subject: FW: Hearing sign for 2020-0251-A

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

Good morning Ms. Mignon

In response to your e-mail about ensuring the posters were at the proper location, the below photograph was taken to show where the signs were posted and were this weekend, which does show they were posted at the correct location.

Please let me know if you have any questions.

Tom Meachum

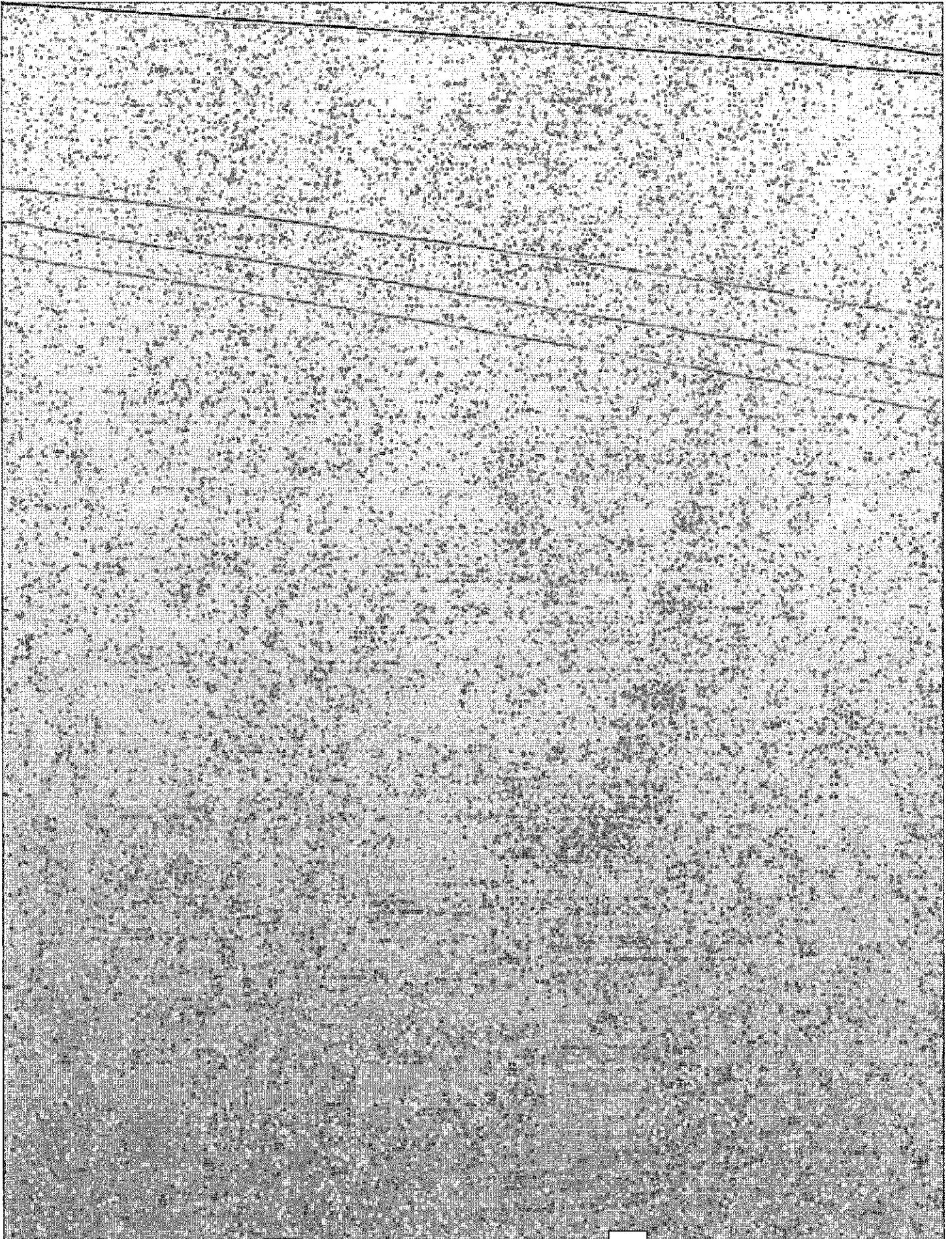
Thomas M. Meachum, Esq.
**Carney, Kelehan
Bresler, Bennett
& Scherr LLP**

ATTORNEYS AT LAW

10715 Charter Drive, Suite 200 Columbia, MD 21044 Voice (410) 740-4600 x206 Fax (410) 730-7729 Please respond to: tmm@carneykelehan.com	229 East Main Street, Suite G Westminster, MD 21157 (443)821-3820 (443)821-3922
---	--

From: Mostafa Izadi <mizadi@aec-engineers.biz>
Sent: Sunday, January 24, 2021 12:55 PM
To: Tom Meachum <tmm@carneykelehan.com>
Subject: Hearing sign

**** This message originated OUTSIDE the Firm. Please think twice before clicking any links or responding. ****



Dear Tom,
As per attached picture taken today by Martin,
the sign is still on the property and in the front of mechanic shop.
Best,
Mostafa

Sent from Yahoo Mail for iPhone

Donna Mignon

From: Tom Meachum <tmm@carneykelehan.com>
Sent: Friday, January 22, 2021 11:42 AM
To: Donna Mignon
Cc: mert1114@aol.com; Debra Wiley; Kristen L Lewis
Subject: RE: 2020-0251-A Christ Dominion Church

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

Ms. Mignon

We will look into it and report back to you.

Tom Meachum

Thomas M. Meachum, Esq.
Carney, Kelehan
Bresler, Bennett
& Scherr LLP

ATTORNEYS AT LAW

10715 Charter Drive, Suite 200 229 East Main Street, Suite G
Columbia, MD 21044 Westminster, MD 21157
Voice (410) 740-4600 x206 (443)821-3820
Fax (410) 730-7729 (443)821-3922

Please respond to:
tmm@carneykelehan.com

In accordance with Gov. Hogan's recent COVID-19 Order concerning MD businesses, CarneyKelehan will remain open for business as a valuable resource during this challenging time. Working remotely, our attorneys, professional and support staff will continue to provide essential legal services to our clients and our community. We are available via email and/or cell phone as noted in the signature block above. We are here to meet our clients' legal needs, and we wish you safety during this difficult time.

This e-mail, including attachments, may include confidential and/or proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or his or her authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

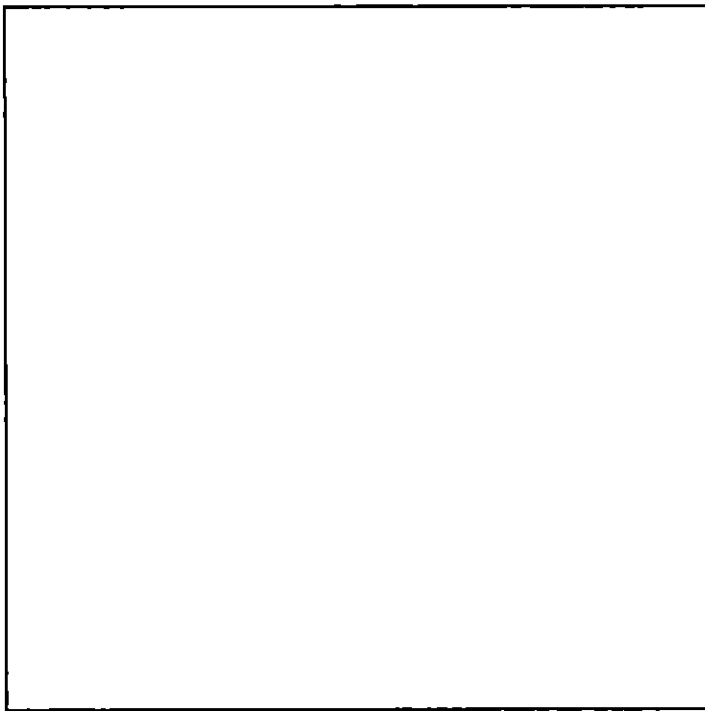
From: Donna Mignon <dmignon@baltimorecountymd.gov>
Sent: Friday, January 22, 2021 11:26 AM
To: Tom Meachum <tmm@carneykelehan.com>
Cc: mert1114@aol.com; Debra Wiley <dwiley@baltimorecountymd.gov>; Kristen L Lewis <klewis@baltimorecountymd.gov>
Subject: 2020-0251-A Christ Dominion Church
Importance: High

**** This message originated OUTSIDE the Firm. Please think twice before clicking any links or responding. ****

Dear Mr. Meachum,

Our office received a phone call from a Ms. Lucky indicating that the sign postings were not in the proper place. I spoke to Mr. Ogle and he was not sure if he did post them correctly. Please contact Mr. Ogle at 443-629-3411 to make sure these signs have been posted correctly and they must meet the 20 day requirement.

Please let our office know. Thank you.



CONNECT WITH BALTIMORE COUNTY

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www.baltimorecountymd.gov

Donna Mignon

From: Donna Mignon
Sent: Monday, January 25, 2021 9:57 AM
To: 'Tom Meachum'
Cc: Debra Wiley; Kristen L Lewis; mert1114@aol.com
Subject: RE: Hearing sign for 2020-0251-A

Good Morning,
We wanted to make sure since we had someone call indicating they were not posted correctly.

Thank you. Have a great day.

From: Tom Meachum <tmm@carneykelehan.com>
Sent: Monday, January 25, 2021 9:49 AM
To: Donna Mignon <dmignon@baltimorecountymd.gov>
Subject: FW: Hearing sign for 2020-0251-A

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

Good morning Ms. Mignon

In response to your e-mail about ensuring the posters were at the proper location, the below photograph was taken to show where the signs were posted and were this weekend, which does show they were posted at the correct location.

Please let me know if you have any questions.

Tom Meachum

Thomas M. Meachum, Esq.
Carney, Kelehan
Bresler, Bennett
& Scherr LLP

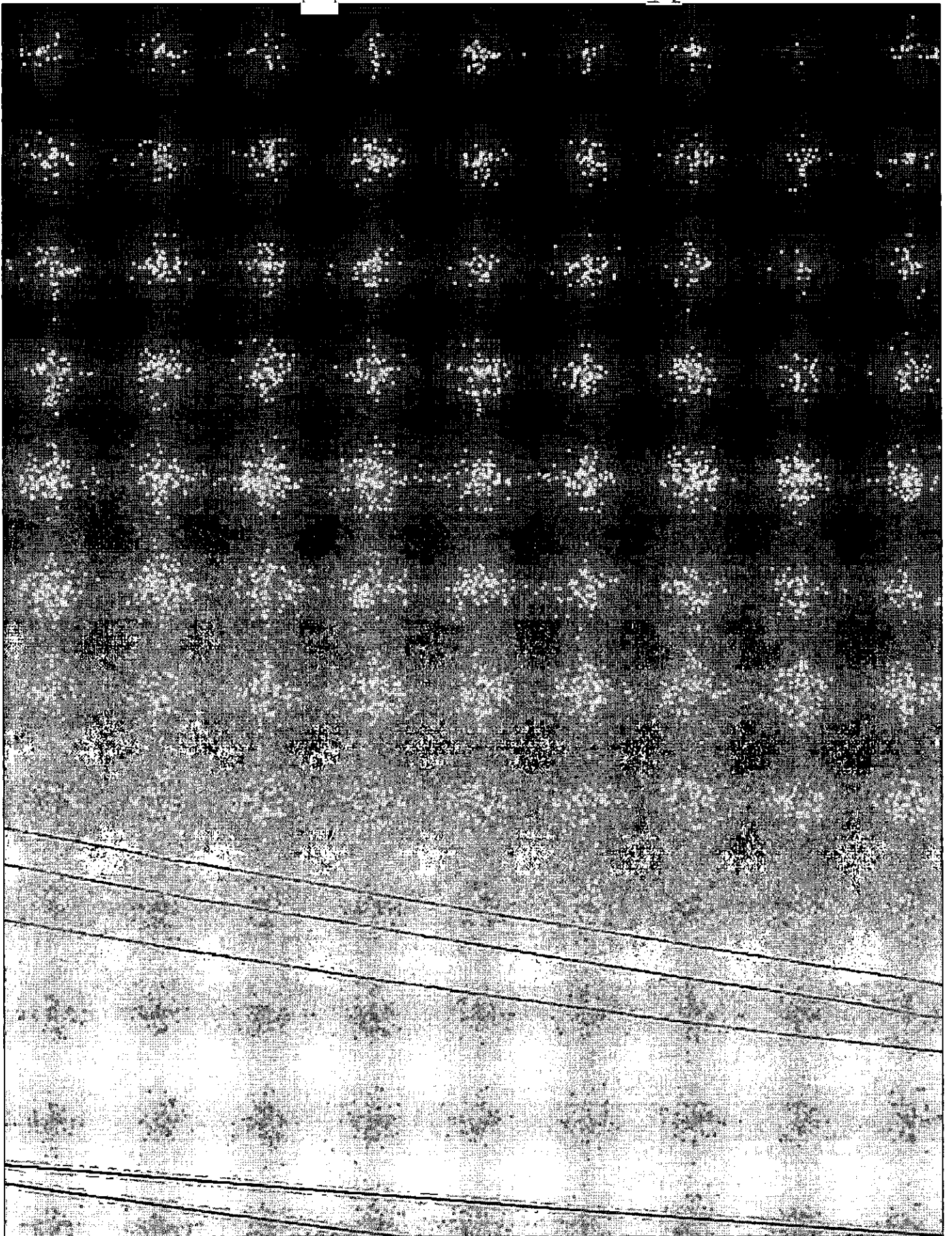
ATTORNEYS AT LAW

10715 Charter Drive, Suite 200 229 East Main Street, Suite G
Columbia, MD 21044 Westminster, MD 21157
Voice (410) 740-4600 x206 (443)821-3820
Fax (410) 730-7729 (443)821-3922

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Dear Tom,
As per attached picture taken today by Martin,
the sign is still on the property and in the front of mechanic shop.
Best,
Mostafa

Sent from Yahoo Mail for iPhone

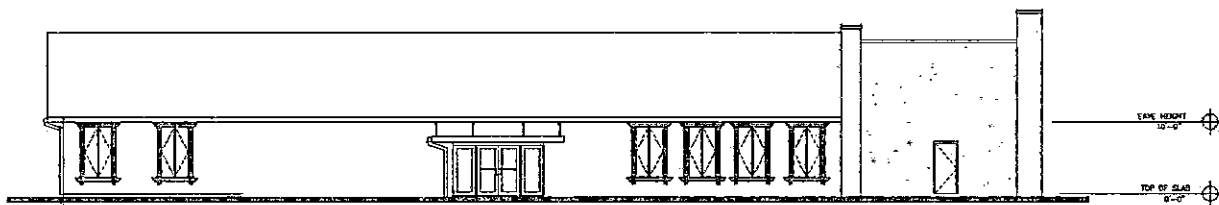
EXHIBITS LIST
ZONING HEARING
10206 LIBERTY ROAD
Case Number: 2020-0251-A

2/10/21
DM.
3/11/21
DM

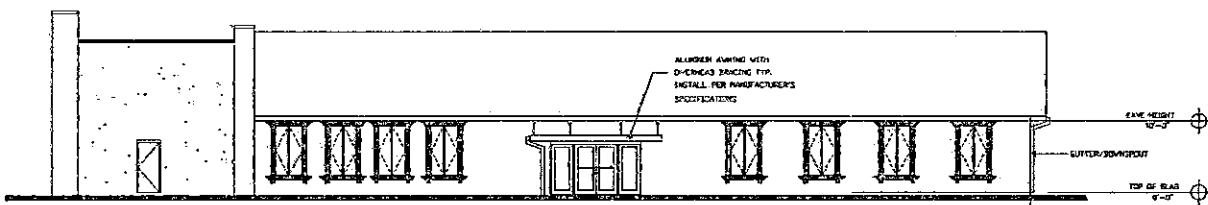
- Exhibit #1..... Existing Right side picture of the Mechanic Shop
- Exhibit #2..... Existing left side picture of the Mechanic Shop
- Exhibit #3..... Architectural Elevations of the proposed Christ Dominion Church
- Exhibit #4..... Picture of the Existing Mechanic Shop from Cross street
(Residential area view)
- Exhibit #5..... SDAT Info of the property showing the building was constructed
in 1947
- Exhibit #6.....Site Plan to accompany the petition.



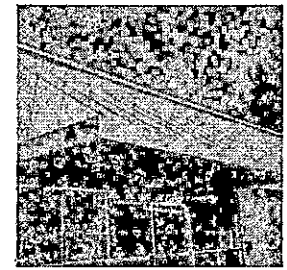




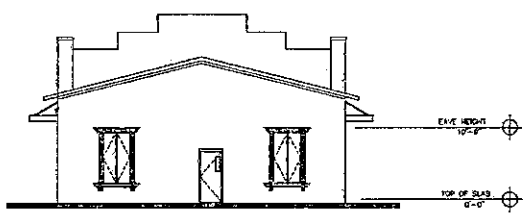
1 LEFT ELEVATION
A.10 SCALE 1/8" = 1'-0"
 H.H. GROUP
 DRAWING NO. - 002-2020



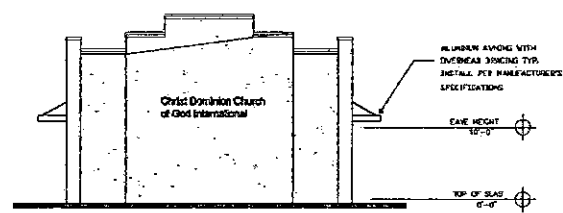
2 RIGHT ELEVATION
A.10 SCALE 1/8" = 1'-0"
 H.H. GROUP
 DRAWING NO. - 002-2020



ILLUSTRATIVE PHOTO



3 ACCESSORY ELEVATION
A.10 SCALE 1/8" = 1'-0"
 H.H. GROUP
 DRAWING NO. - 002-2020



4 CHURCH STREET ELEVATION
A.10 SCALE 1/8" = 1'-0"
 H.H. GROUP
 DRAWING NO. - 002-2020



P. O. Box 1739
 Ellicott City
 Maryland 21041
 Phone: 301-704-3776
 Fax: 410-744-0335
 mh@hhdsgroup.com

REVISIONS:		
NO.	DATE	DESCRIPTION

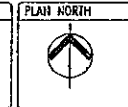
PRINTS:	
DATE RECEIVED	BY

PROJECT:
**CHRIST DOMINION CHURCH
 OF GOD INTERNATIONAL**
 10206 LIBERTY ROAD
 RANDALLSTOWN, MARYLAND
 21133

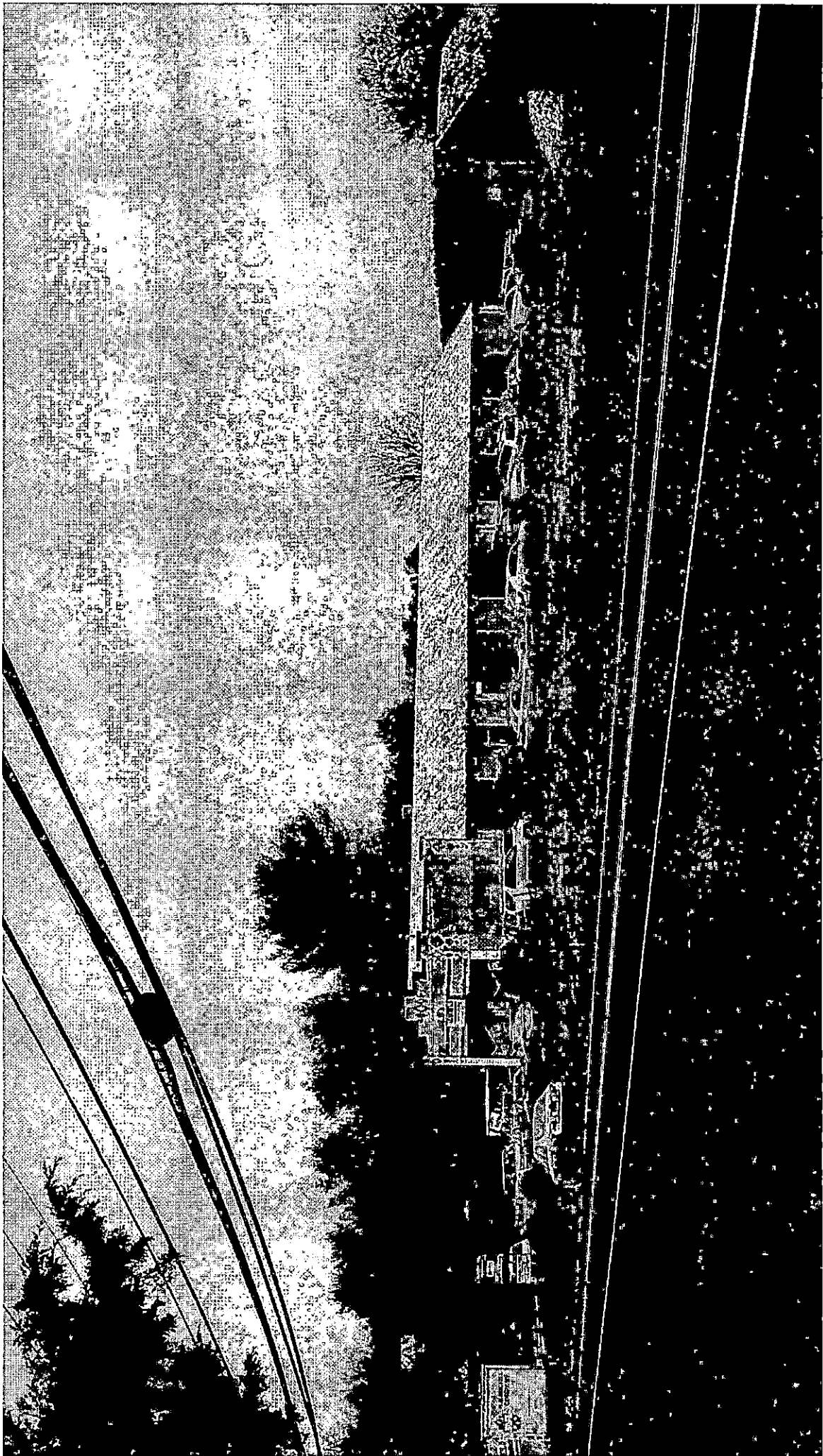
SHEET TITLE:
**EXTERIOR
 ELEVATIONS**

SCALE: As Shown
 DRAWN BY: IEO
 CHECKED BY: IEO
 PROJECT NO.: 002-2020
 DATE: May 5, 2020

ARCHITECTS/PLANNERS
FORD & ASSOCIATES
 1320 LAKESIDE AVENUE
 BALTIMORE MD 21218



SHEET NO.
A.10
 10 OF 20



Real Property Data Search

Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 02 Account Number - 2000003843

Owner Information

Owner Name: CHRIST DOMINION CHURCH OF GOD INTERNATIONAL Use: COMMERCIAL
Principal Residence: NO

Mailing Address: 15445 DEPOT LN UPPER MARLBORO MD 20772- Deed Reference: 142217/00482

Location & Structure Information

Premises Address: 10206 LIBERTY RD RANDALLSTOWN 21133- Legal Description: 2.1948 AC 10206 LIBERTY RD NES 2600 NW DEER PARK RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0066	0022	0568	1000004	0000				2019	
									Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1947	5,200 SF		2.1900 AC	06

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		SERVICE GARAGE	/	C2			

Value Information

	Base Value	Phase-In Assessments		
		Value As of 01/01/2019	As of 07/01/2020	As of 07/01/2021
Land:	271,400	271,400		
Improvements	107,000	104,400		
Total:	378,400	375,800	375,800	375,800
Preferential Land:	0	0		

Transfer Information

Seller: KRUPINSKY JOHN A	Date: 12/11/2019	Price: \$765,000
Type: ARMS LENGTH IMPROVED	Deed1: 142217/00482	Deed2:
Seller: KRUPINSKY JOHN A, JR.	Date: 09/04/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: 126120/00554	Deed2:
Seller: HANLEY THOMAS V	Date: 09/27/1985	Price: \$200,000
Type: ARMS LENGTH IMPROVED	Deed1: 107000/00669	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2020	07/01/2021
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



PAI # 020692 PAI # 020692
PAI # 020692

2006-0265-SPHA
PAI # 020692

1900004016

RC 5

BR

0208000590
2017-0274-SPHXA

10220

CRIMSON CT

2000003843

10206

0208000270

2019-029
2300012979

NW 9-K
4 CD

10206

BR

BR CR

Pt. Bk./Folio # M896114
PAI # 020638

2 ED 066B3

2002-0313-X

GROWTH TIER 3

(New Major Subs. of 4 or More Additional
Lots Req. Plan. Bd. Approval)

0211150732

10207

0211150731

Lot # X

10205

0212000880

PAI # 020638
PAI # 020638
PAI # 020638

2300012980
1999-0060-SPI

Lot # 3

0212400200
1988-0426-X

R-1960-4913

R-1947-0906-X

LIBERTY RD

LIBERTY RD

BL

10142

0205100030

10201

0207000090

10130
10132

0203230910

2070-0227-SPH

0203671590

R-1964-0003

Pt. Bk./Folio # 066113

Lot # 29

0210250050 4412

2200020131

Pt. Bk. 0000066, Folio 0113

Granite Title Associates, Inc
File No. 19-08-5642MO
Tax ID # 02 20-00-003843

LR - Deed (w Taxes)
Recording only ST20.00
Name: Christ Dominion
Church of God
Internatio
Ref:
LR - Deed (with Taxes)
Surcharoe 40.00
LR - Deed State
Transfer Tax 3,825.00
LR - MR Tax - 1kd 0.00
SubTotal: 3,885.00
Total: 4,115.00
12/11/2019 11:06
#13111899 CC0301 -
Baltimore
County/CC03.01.07 -
Register 07

This Deed, made this 10th day of December, 2019, by and between John A. Krupinsky and Lois A. Krupinsky, Co-Trustees, under The Krupinsky Family Living Trust, dated February 5, 2007, party of the first part, Grantor; and **Christ Dominion Church of God International, a Maryland Corporation**, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Seven Hundred Sixty-Five Thousand And 00/100 Dollars (\$765,000.00), the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Christ Dominion Church of God International, its successors and assigns, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

All the following described real property situated in the County of BALTIMORE, State of MARYLAND:

Beginning for the same in the center of Liberty Road (Md. Rte. 26)) at the end of third or S 33 1/4° W 889.8 feet line of that lot or parcel of land which was conveyed by Spector Holding Company Inc., to William J. Hanley and Bessie M. Hanley, his wife, by deed dated June 25, 1919 and recorded among the Land Records of Baltimore County, Maryland, in Liber T.B.S.1766 folio 34 etc., said beginning point being also in the eleventh or closing line of the whole tract as conveyed by Thomas V. Hanley, Personal Representative of William J. Hanley to Thomas V. Hanley by deed dated December 2, 1981, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr.6360 folio 32, etc., thence leaving the road running reversely with and binding on a part of the said third line:

1.) N 33° 18' 52" E 340.51 feet passing through a railroad spike now set in the driveway at 33.01 feet and passing through the Southwest wall of a two-story frame building at 185.1 feet, 10.4 feet Northwest of the Southeast corner thereof, to a steel pin now set, thence leaving the said third line and running for lines of division now made through the whole tract the following two courses and distances

2.) N 55° 24' 36" W 276.71 feet parallel with the center of Liberty Road to a steel pin now set, distant S 55° 24' 36" E 60.00 feet from an iron pipe heretofore set at the end of the third of N 34° 45' E 308.0 feet line of that lot or parcel of ground which was conveyed by Ida Z. Hanley to John M. Schmitz and Barbara D. Schmitz, his wife, by deed dated April 22, 1985, and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., 6921 folio 315 etc., thence parallel to and distant 60.00 feet Southwesterly from the said third and second lines thereof, reversing the same passing through a steel pin now set at 307.42 feet

3.) S 34° 42' 11" W 340.42 feet to the center of Liberty Road and to intersect the aforementioned eleventh or closing line of the whole tract, thence with said line and with the center of Liberty Road

4.) S 55° 24' 36" E 284.97 feet to the place of beginning.

BOOK: 42217 PAGE: 483

Containing 2.1948 acres of land more or less.

The improvements thereon being known as 10206 Liberty Road Randallstown, Maryland - 21133.

BEING the fee simple property which, by Deed dated March 26, 2007, and recorded in the Land Records of the County of Baltimore, Maryland, in Liber 26120, Folio 554, was granted and conveyed by JOHN A. KRUPINSKY, JR. (A/K/A JOHN A. KRUPINSKY) AND LOIS KRUPINSKY, HUSBAND AND WIFE unto JOHN A. KRUPINSKY AND LOIS A. KRUPINSKY AS CO-TRUSTEES OR THEIR SUCCESSOR IN TRUST, UNDER THE KRUPINSKY FAMILY LIVING TRUST, DATED FEBRUARY 5, 2007.

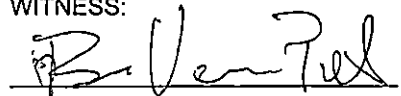
Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

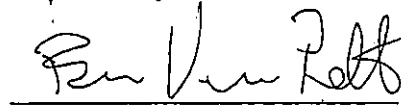
To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Christ Dominion Church of God International, its successors and assigns in fee simple.

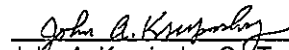
And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

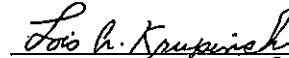
As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:





 {Seal}
John A. Krupinsky, Co-Trustee, Under
The Krupinsky Family Living Trust

 {Seal}
Lois A. Krupinsky, Co-Trustee, Under
The Krupinsky Family Living Trust

BOOK: 42217 PAGE: 484

STATE OF MARYLAND, COUNTY OF Baltimore, to wit:

I hereby certify that on this 10th day of December, 2019, before me, the subscriber, a Notary Public of the State and City/County of Baltimore City personally appeared John A. Krupinsky and Lois A. Krupinsky, Co-Trustees, Under The Krupinsky Family Living Trust, the Grantor herein, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



[Signature]
Notary Public
My commission expires: 3/6/22

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Miranda K. Murdoch, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Granite Title Associates, Inc
1615 York Rd
Suite 303
Lutherville, MD 21093

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2019

WH-AR

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor The Krupinsky Family Living Trust

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers). 10206 Liberty Road, Randalstown; MD 21133

3. Reasons for Exemption

Resident Status [] As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

[x] Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence [] Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

The Krupinsky Family Living

Name of Entity

By

Lois A. Krupinsky

Name

**Date

Co-Trustee

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42217, p. 0486, MSA_CE62_42074. Date available 12/13/2019. Printed 09/24/2020.

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other Instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

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3a. Individual Transferors

Witness

Name

**Date

gAK John A. Krupinsky 12/10/19

Signature

3b. Entity Transferors

Witness/Attest

The Krupinsky Family Living

Name of Entity

John A. Krupinsky 12/10/19

By

John A. Krupinsky

Name

**Date

Co-Trustee

Title

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State of Maryland Land Instrument Intake Sheet
 Baltimore City County: Baltimore
 Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
 (Type or Print in Black Ink Only--All Copies Must Be Legible)

1 Type(s) of Instruments: Deed Mortgage Lense Other 2nd Mortgage

2 Conveyance Type Check Box: Improved Sale Arms-Length (1) Unimproved Sale Arms-Length (2) Multiple Accounts Arms-Length (3) Not an Arms-Length Sale (9)

3 Tax Exemptions (if applicable): Grantee is non-profit - exempt from county transfer tax

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$ 765,000.00	Transfer Tax Consideration	\$ <u>Exempt</u>
Any New Mortgage	\$ 562,500.00	X () %	\$
Balance of Existing Mortgage	\$	Less Exemption Amount	\$
Other:	\$	Total Transfer Tax	\$
Other:	\$	Recordation Tax Consideration	\$
Full Cash Value:	\$	X () per \$500	\$ <u>3825.00</u>
		TOTAL DUE	\$ <u>3825.00</u>

Amount of Fees		Doc. 1	Doc. 2	Agent:
Recording Charge	\$	20.00	\$ 20.00	<u>KP</u>
Surcharge	\$	40.00	\$ 75.00	Tax Bill:
State Recordation Tax	\$ <u>3825.00</u>			C.D. Credit:
State Transfer Tax	\$ <u>3825.00</u>			Ag. Tax/Other:
County Transfer Tax	\$			
Other	\$			
Other	\$			

6 Description of Property: SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
02	20-00-003843	28120/554			(5)
Subdivision Name			Lot (3a)	Block (3b)	Section/AR (3c)
					28120/554
Location/Address of Property Being Conveyed (2)					
10206 Liberty Road, Randallstown, MD 21133					
Other Property Identifiers (if applicable)				Water Meter Account No.	
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount: N/A	
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of Sq Ft/Acreage Transferred: N/A			
If Partial Conveyance, List Improvements Conveyed: N/A					

7 Transferred From: Doc. 1 - Grantor(s) Name(s): John A. Krupinsky and Lois A. Krupinsky as Co-Trustees, Under The Krupinsky Family Living Trust

Doc. 2 - Grantor(s) Name(s): Christ Dominion Church of God International

Doc. 1 - Owner(s) of Record, if Different from Grantor(s):

Doc. 2 - Owner(s) of Record, if Different from Grantor(s):

8 Transferred To: Doc. 1 - Grantee(s) Name(s): Christ Dominion Church of God International

Doc. 2 - Grantee(s) Name(s): John A. Krupinsky and Lois A. Krupinsky as Co-Trustees, Under The Krupinsky Family Living Trust

New Owner's (Grantee) Mailing Address: 15445 Depot Lane, Upper Marlboro, Md 20772

9 Other Names to Be Indexed: Doc. 1 - Additional Names to be Indexed (Optional):

Doc. 2 - Additional Names to be Indexed (Optional):

10 Contact/Mail Information: Instrument Submitted By or Contact Person: Return to Contact Person

Name: Miranda Murdoch

Firm: Granite Title Associates, Inc

Address: 1615 York Rd, Suite 303

Lutherville, MD 21093 Phone: ()

Hold for Pickup

Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information: Will the property being conveyed be the grantee's principal residence? Yes No

Does transfer include personal property? If yes, identify: Yes No

Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). Yes No

Assessment Use Only - Do Not Write Below This Line

Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification
Transfer Number	Date Received:	Deed Reference:	Assigned Property No.:	
20			Geo.	Map
			Sub	Block
			Lot	Lot
			Section	Occ. Cd.
			Ex. Cd.	

RECORDED BY: 12/11/19 DATE: 12/11/19

RECORDED BY: 12/11/19 DATE: 12/11/19

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42217, p. 0487, MSA, CE62, 42074, Date available 12/13/2019, Printed 09/24/2020.

**Addendum
State of Maryland Land Instrument Intake Sheet**

Baltimore City County: Baltimore

*The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.*

(Type or Print in Black Ink Only—All Copies Must Be Legible)

5 BOOK: 42247 PAGE: 488 (Continued) Fees	Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6	
	Recording Charge	\$ 20.00	\$	\$	\$	
	Surcharge	\$ 75.00	\$	\$	\$	
	State Recordation Tax	\$	\$	\$	\$	
	State Transfer Tax	\$	\$	\$	\$	
	County Transfer Tax	\$	\$	\$	\$	
	Other	\$	\$	\$	\$	
	Other	\$	\$	\$	\$	
	Doc. 3 – Grantor(s) Name(s)			Doc. 4 – Grantor(s) Name(s)		
	Doc. 5 – Grantor(s) Name(s)			Doc. 6 – Grantor(s) Name(s)		
7 (Continued) Transferred From	Christ Church Dominion Church of God International					
	Doc. 3 – Owners(s) of Record, if Different from Grantor(s)			Doc. 4 – Owners(s) of Record, if Different from Grantor(s)		
	Doc. 5 – Owners(s) of Record, if Different from Grantor(s)			Doc. 6 – Owners(s) of Record, if Different from Grantor(s)		
8 (Continued) Transferred To	Doc. 3 – Grantee(s) Name(s)			Doc. 4 – Grantee(s) Name(s)		
	John A Kupinsky and Lois A. Kupinsky, Trustees of the Kupinsky Family Living Trust					
	Doc. 5 – Grantee(s) Name(s)			Doc. 6 – Grantee(s) Name(s)		
9 (Continued) Other Names to be Indexed	Doc. 3 – Additional Names to be Indexed (Optional)			Doc. 4 – Additional Names to be Indexed (Optional)		
	Doc. 5 – Additional Names to be Indexed (Optional)			Doc. 6 – Additional Names to be Indexed (Optional)		
Special Instructions	Special Recording Instructions (if any)					

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 42217, p. 0488, MSA_CE62_42074, Date available 12/13/2019, Printed 09/24/2020.

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND

TR ART 12-108
DOC# 2 3 4 5 6
Initial
Date 12/11/19

Distribution: White – Clerk's Office Canary – SDAT
 Pink – Office of Finance Goldenrod – Preparer
AOC-CC 301 (5/2007)

19-08-5642MO

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING

ADDRESS: 10206 LIBERTY ROAD, RANDALLSTOWN, MD 21133

OWNER NAME: CHRIST DOMINION CHURCH OF GOD INTERNATIONAL

CONTACT PERSON: PASTOR MIKE OLAWALE

SUBDIVISION NAME 0000 LOT# - BLOCK# - SECTION# -

PLAT BOOK# 42217 FOLIO# 0482 10 DIGIT TAX# 2000003843 DEED REF.# 42217/0482

ZONING MAP# 066B3
 SITE ZONED: B.R. / R.C. 5
 ELECTION DISTRICT: 02
 COUNCILMANIC DISTRICT: 04
 LOT AREA ACREAGE: 1.97 ± AC
 LOT AREA SQUARE FEET: 85,784.47 ± SF
 HISTORIC? NO
 IN CBCA? NO
 IN FLOODPLAIN NO
 UTILITIES? MARK WITH X
 WATER IS: PUBLIC
 SEWER IS: PUBLIC
 PRIOR HEARING? NO
 IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW: N/A
 VIOLATION CASE INFO: N/A

SCOPE OF VARIANCE REQUESTED:

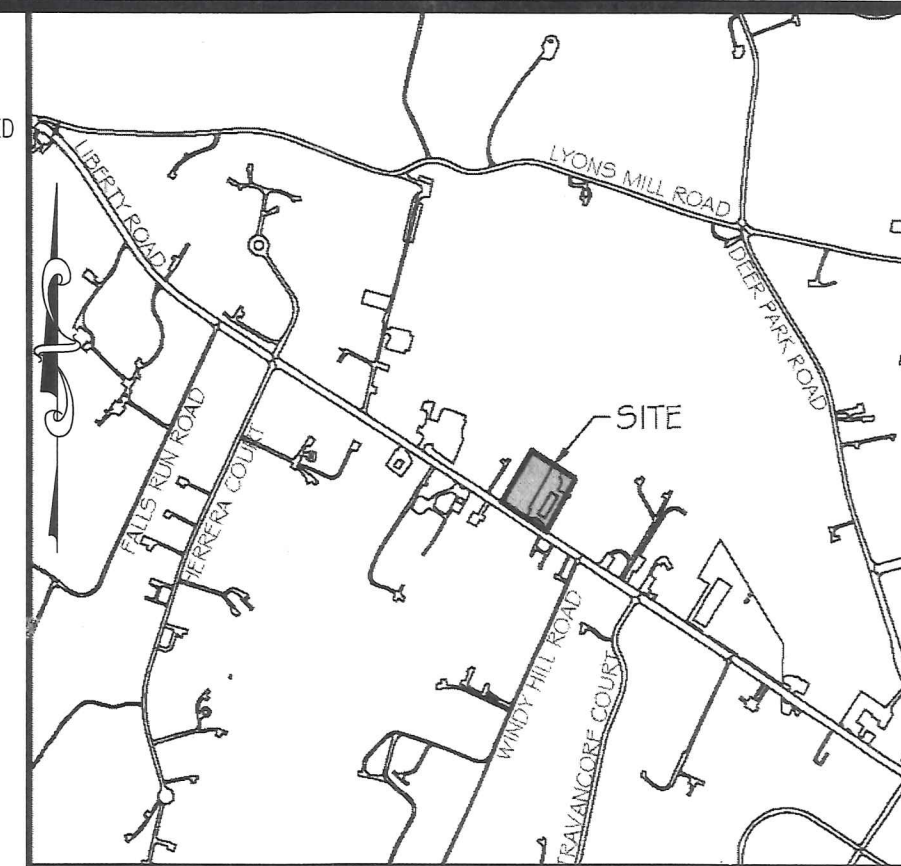
THIS PETITION IS FOR A VARIANCE BY THE OWNERS OF THE SUBJECT PROPERTY, THE CHRIST DOMINION CHURCH OF GOD INTERNATIONAL. THE PETITIONER IS CONVERTING THE EXISTING AUTO REPAIR SHOP INTO A CHURCH. THE PRIMARY STRUCTURE WAS ERRECTED IN 1947 AND THE AGE OF THE PROPOSED FELLOWSHIP STRUCTURE IS UNKNOWN. THE PETITIONER IS REQUESTING VARIANCE RELIEF FROM SECTION 1404.3.B.2.B OF THE BALTIMORE COUNTY ZONING REGULATIONS ("B.C.Z.R.") AS FOLLOWS:

1. TO PERMIT 30 FEET SIDE AND REAR SETBACKS IN LIEU OF THE REQUIRED 50 FEET FOR THE ENTIRE PROPERTY.
2. A RELIEF OF 28.37 FEET SETBACK FOR THE EXISTING BUILDING CORNER'S ENCRoACHMENT INTO THE 30 FEET NORTHEAST SIDE OF THE BUILDING (THE RIGHT SETBACK).
3. ZERO FEET IN LIEU OF 50 FEET SIDE SETBACK FOR EXISTING BUILDING TO BE USED AS A FELLOWSHIP.
4. BUILDING SEPARATION OF 30 FEET IN LIEU OF 80 FEET BETWEEN PROPOSED CHURCH AND PROPOSED FELLOWSHIP BUILDINGS.

THE STRICT COMPLIANCE WITH THE BCZR WOULD RESULT IN PRACTICAL DIFFICULTY AND UNREASONABLE HARSHIP AS FOLLOWS:

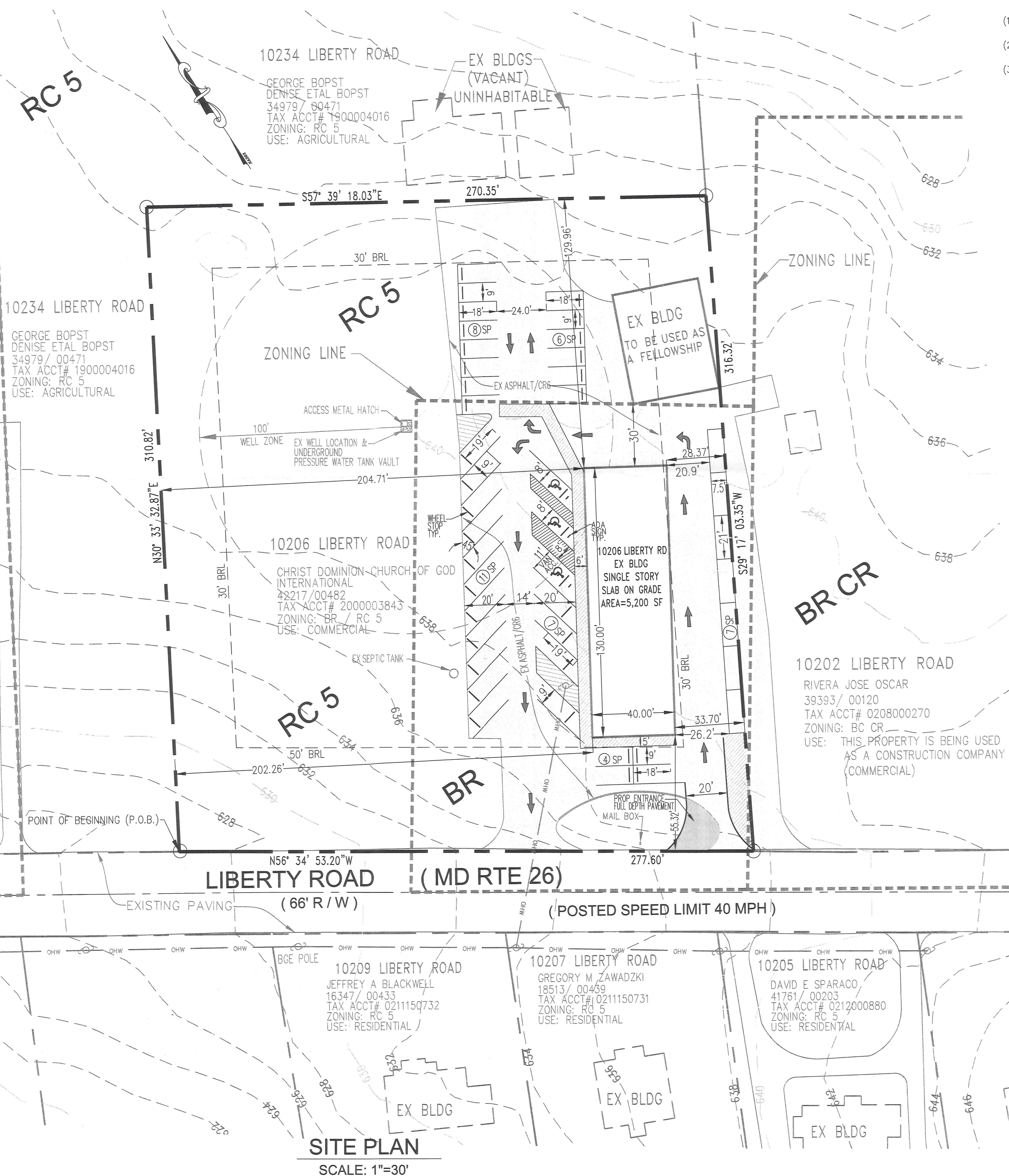
- (1) THIS VARIANCE WILL CLEAN UP NON CONFORMING ISSUES WITH THE CONVERSION/ALTERATION OF THE EXISTING AUTOMOBILE REPAIR SHOP TO A CHURCH.
- (2) THE REQUESTED VARIANCE WILL NOT CONTRAST WITH THE ADJACENT PROPERTIES IN THE ZONING DISTRICT; THEREFORE, IT WILL NOT NEGATIVELY IMPACT NEIGHBORING PROPERTIES.
- (3) THIS VARIANCE IS NOT DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE; NOR IS IT INJURIOUS TO OTHER PROPERTIES.

NOTE:
 TOPOGRAPHY: THE TOPOGRAPHY AND PROPERTY INFORMATION SHOWN HEREON IS BASED ON GIS SYSTEM FROM BALTIMORE COUNTY 2020 AND LIMITED FIELD MEASUREMENT.

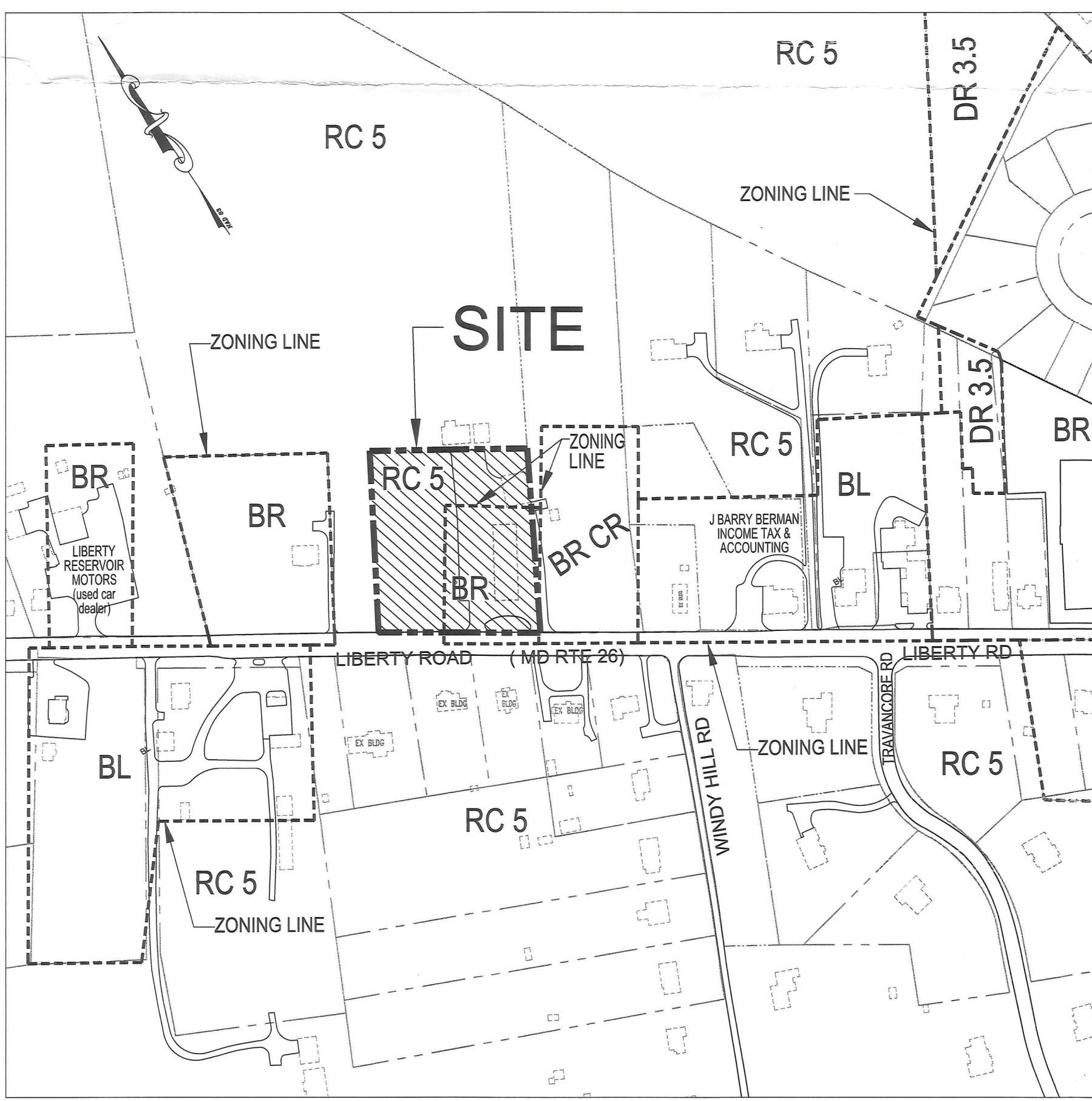
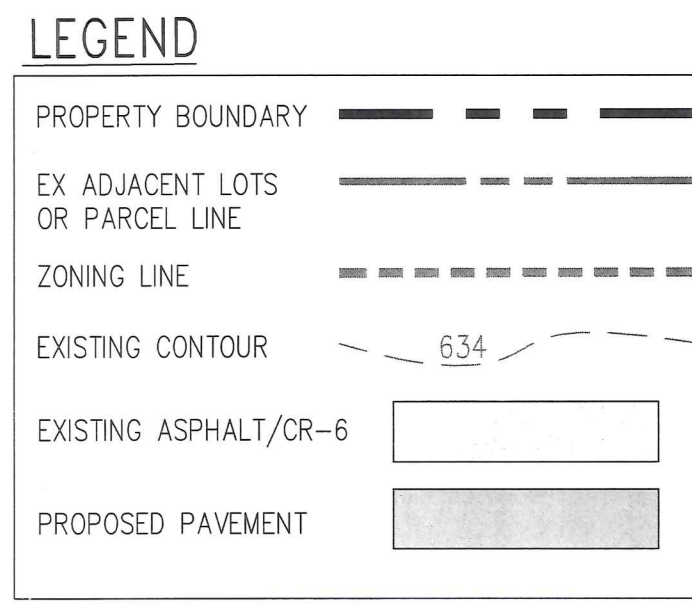


ADC MAP# 23 K-8 / 23 K-9
VICINITY MAP
 SCALE: 1"=1000'

SCOPE OF WORK:
 THIS PROJECT CONSISTS OF INTERIOR ALTERATION TO USE THE EXISTING AUTOMOBILE REPAIR SHOP AS A CHURCH. THE PRIMARY STRUCTURE WAS ERRECTED IN 1947 AND THE AGE OF THE PROPOSED FELLOWSHIP STRUCTURE IS UNKNOWN. THE EXTERIOR WORK CONSISTS OF REPAVING OF THE DEGRADED PARKING AREAS, STRIPING, INSTALLATION OF WHEEL STOPS, AND ADA PARKING SIGNS.



SITE PLAN
 SCALE: 1"=30'



ZONING MAP
 SCALE: 1"=200'

GENERAL NOTES:

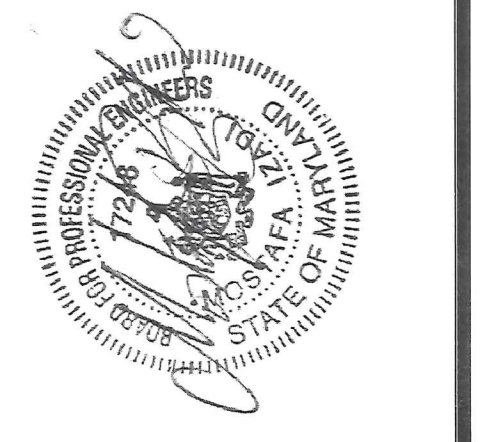
1. OWNER/DEVELOPER: CHRIST DOMINION CHURCH OF GOD INTERNATIONAL
2. OWNER'S MAILING ADDRESS: 15445 DEPOT LN, UPPER MARLBORO, MD 20772
3. PROPERTY LOCATION: 10206 LIBERTY ROAD, RANDALLSTOWN, MD 21133
4. DEED REFERENCE: 42217 / 00482
5. TAX ACCT#: 2000003843
6. TOTAL TRACT AREA: 1.97 ± AC
7. TAX MAP: TAX MAP 66 GRID 22 PARCEL 0568
8. ZONING: B.R. / R.C. 5
9. EXISTING LAND USE: AUTOMOBILE REPAIR SHOP
10. PROPOSED LAND USE: CHURCH
11. ELECTION DISTRICT: COUNCILMANIC DISTRICT: 04
12. ADC MAP#: 23 K-8 / 23 K-9
13. CENSUS TRACT: #4022.01
14. WATERSHED: PATAPSCO RIVER & LIBERTY RESERVOIR
15. SUBWERSHED: JEAN
16. SCHOOLS: ELEMENTARY: NEW TOWN MIDDLE: DEER PARK HIGH: NEW TOWN
17. ZONING BR & RC 5
18. BUILDING SETBACKS FOR BR: FRONT - 50' FROM PROPERTY LINE, SIDE & REAR - 30' MAXIMUM, HEIGHT REGULATION: 40' MAXIMUM
19. BUILDING SETBACKS FOR RC 5: FRONT - 50' FROM PROPERTY LINE, SIDE & REAR - 50'
20. HEIGHT REGULATION: 35' MAXIMUM
21. COVERAGE: NO MORE THAN 15% OF TOTAL LOT AREA
22. PARKING REQUIRED: 150 SEATS @ 1 SPACE/4 SEATS = 38 SPACES REQUIRED
23. PARKING PROVIDED: 43 SPACES PROVIDED (INCLUDING 3 ADA SPACES)
24. AVERAGE DAILY TRIPS BASED ON INSTITUTE OF TRANSPORTATION ENGINEERS (I.T.E.) TRAFFIC GENERATION REQUIREMENTS FOR CHURCHES = 71 A.D.T. WEEKDAYS @ 9.11/1000 SF x 5,200 SF = 48 TRIPS PER DAY x 5 WEEKDAYS = 240 TRIPS MON. - FRI.
25. SATURDAY @ 10.37/1000 SF x 5,200 SF = 54 TRIPS ON SATURDAY
26. SUNDAY @ 36.63/1000 SF x 5,200 SF = 190 TRIPS ON SUNDAY
27. TOTAL TRIPS PER WEEK = 250+54+190 = 494 TRIPS
28. AVERAGE DAILY TRIPS = 494 / 7 DAYS = 71 A.D.T.
29. THE PROPERTY IS SERVED BY PRIVATE WATER AND SEWER.
30. A BOUNDARY AND THE TOPOGRAPHY SHOWN HEREON ARE BASED ON GIS SYSTEM FROM BALTIMORE COUNTY.
31. THERE ARE NO KNOWN HAZARDOUS MATERIALS OR UNDERGROUND FUEL TANKS ON THE SITE.
32. THERE ARE NO ARCHEOLOGICAL SITES OR HISTORIC STRUCTURES ON SITE.
33. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.
34. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
35. THERE ARE NO STREAMS, WETLANDS, OR ENVIRONMENTALLY SENSITIVE AREAS ON OR AFFECTING THE SITE.
36. THE PROPERTY IS LOCATED OUTSIDE OF THE URBAN RURAL DEMARCATION LINE (U.T.D.L.).
37. THIS PROJECT IS EXEMPT FROM SWM REQUIREMENTS. THERE WOULD BE NO LAND DISTURBING. (NEW PAVING = 360 SF < 5,000 SF)
38. THE PROPOSED INTERIOR RENOVATION SHALL BE DESIGNED TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE BILL NO. 36-07.
39. THE ADJOINING PROPERTY TO THE WEST AND REAR IS ZONED RC-5. THE MINIMUM SETBACKS ARE 50 FEET. THEREFORE, A VARIANCE IS REQUESTED FOR THE BUILDING SETBACKS TO 30 FEET.
40. ENGINEER: MOSTAFA IZADI, P.E. ADVANCED ENGINEERING CONSULTANTS, PC. ENGINEERS & PLANNERS TEL. 410-382-9180

"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.
 MOSTAFA IZADI, PE
 LICENSE NO. 17248, EXPIRATION DATE: 02/11/2021

OWNER/DEVELOPER:
 CHRIST DOMINION CHURCH OF GOD INTERNATIONAL
 10206 LIBERTY ROAD
 RANDALLSTOWN, MD 21133
 CONTACT PERSON: PASTOR MIKE OLAWALE
 PH: (240) 510-5891
 EMAIL: info@dominionwonders.org

REVISIONS	DESCRIPTION	BY	DATE

SITE PLAN TO ACCOMPANY ZONING VARIANCE
 TITLE: CHRIST DOMINION CHURCH OF GOD INTERNATIONAL
 10206 LIBERTY ROAD
 ELECTION DISTRICT NO. 02
 COUNCILMANIC DISTRICT NO. 04
 TAX MAP 66, GRID 22, PARCEL 568
 RANDALLSTOWN, MD 21133



DRAWN BY: TH
 CHECKED BY: MI
 SCALE: AS SHOWN

DATE: 09/28/2020
 SHEET 1 OF 1

Advanced Engineering Consultants, PC.
 Engineers & Planners
 P.O. BOX 129 RIDERWOOD, MD 21139
 TEL: 410-382-9180
 FAX: 410-296-0505
 mizadi@aec-engineers.biz