# MEMORANDUM

DATE: April 1, 2021

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2020-0270-SPHA – Appeal Period Expired

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The appeal period for the above-referenced case expired on March 31, 2021. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

/dlw

| | | |
|---|---|---|
| IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE** | * | BEFORE THE |
| (8607 Liberty Road) | * | OFFICE OF |
| 2nd Election District | | |
| 4th Council District | * | ADMINISTRATIVE HEARINGS |
| God With Us, LLC | | |
| *Legal Owner* | * | FOR BALTIMORE COUNTY |
| Petitoner | * | **Case No. 2020-0270-SPHA** |

* * * * * * * *

## OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of God With Us, LLC, legal owner ("Petitioner"). The Special Hearing pursuant to permit existing business parking in a residential zone (DR 16), and to amend Case Nos. 1969-0200-A and 1986-0074-A. A Petition for a Variance to permit 25 parking spaces in lieu of the required 42 parking spaces per Baltimore County Zoning Regulations ("BCZR") § 409.6.A.2. The 25 parking spaces will be utilized (retail and office) at different days and times than the remaining 10 parking spaces (church).

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

Emoka Nwodim, the Pastor of God With Us, LLC, appeared in support of the Petition. Chidi Onukwugha, Esquire represented the Petitioner. Bruce E. Doak of Bruce E. Doak Consulting, LLC also appeared and presented the amended site plan. There were no protestants or interested citizens. Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability Development ("DEPS") and from

ORDER RECEIVED FOR FILING
Date 3/1/21
By D Mugnan

the Department of Planning ("DOP"). Department of Planning opposed the relief requested in the original petition.

The property is approximately .477 acres and is primarily zoned BR, with a small anomalous portion of the parcel zoned DR 16. Mr. Doak testified that he worked with DOP to modify the site plan in order to provide 10 additional parking space. As a result, the amended petition seeks a variance of 35 parking spaces (rather than 25 as had been originally requested) in lieu of the required 42. Mr. Doak further explained that the amended site plan provides for a proper dumpster enclosure. He explained that the parking lot, as configured on the amended site plan, will be more than adequate to serve the proposed uses. Specifically, the church will only use the third floor space for services on Sunday. During the week the 35 spaces will more than accommodate the pharmacy on the first floor and the office space on the second floor. He explained that 90% of the pharmacy's business is delivery to nursing homes and private residences. He further explained that the portion of the lot that is zoned DR 16 has been used for commercial parking since it was authorized in Case No. 1969-0200-A. Finally, Mr. Doak explained that the setback variances granted in that case, and in Case No. 1986-0074-A are no longer needed since they were related to a building addition that never occurred, and to the canopy that will be removed under the amended site plan in this case.

Based on this record evidence I find that the special hearing relief can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare. As explained above, the portion of this parcel zoned DR 16 is anomalous in this location since all the surrounding parcels are zoned BR. Further this portion of the lot has been used for commercial parking for decades and is the best use of this square footage.

ORDER RECEIVED FOR FILING

Date 3/1/21

By DMigmon

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

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The property has already been found to be unique in the previous variance cases discussed above. The petitioner will experience practical difficulty and hardship if the variance relief is not granted because they will not be able to construct the planned improvements. I find that the variances can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare. Specifically, I find that given the unique mix of uses on the property that there is more than adequate parking provided. Further, the variance from BCZR § 238.2 is a formality since there is already a 0' side setback since the subject building shares a common wall with the adjoining commercial structure. I further find that the proposed addition to the building is a beneficial upgrade to the property and to the surrounding businesses.

THEREFORE, IT IS ORDERED this 1st day of **March, 2021**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief to permit existing business parking in a residential zone (DR 16), and to amend Case Nos. 1969-0200-A and 1986-0074-A is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance from BCZR § 409.6.A.2 to permit 35 parking spaces in lieu of the required 42 parking spaces is hereby GRANTED.

ORDER RECEIVED FOR FILING
Date 3/1/21
By D Mugnon

IT IS FURTHER ORDERED that the Petition for Variance from BCZR § 238.2 to permit a side yard setback of 0 feet in lieu of the required 30 feet is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING
Date 3/1/21
By D Mignon

# 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** 8607 LIBERTY ROAD **which is presently zoned** BR & DR16

Deed References: 31415/153 10 Digit Tax Account # 0 2 1 9 0 0 1 6 9 6

Property Owner(s) Printed Name(s) GOD WITH US, LLC

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

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

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

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

3. X **a Variance** from Section(s)

SEE ATTACHED PAGE

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

TO BE PRESENTED AT THE HEARING

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

**Contract Purchaser/Lessee:**

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 11/21
By

**Legal Owners (Petitioners):**

GOD WITH US, LLC / X PRESIDENT
Name #1 – Type or Print ~~Name #2 – Type or Print~~ NAME TITLE

X / Signature #1 Signature # 2

8607 LIBERTY ROAD RANDALLSTOWN MD
Mailing Address City State

21133 X X
Zip Code Telephone # Email Address

**Attorney for Petitioner:**

CHIDI ONUKWUGHA
Name- Type or Print

X
Signature

729 E. PRATT ST. #560 BALTIMORE MD
Mailing Address City State

21202 / 410-844-0300
Zip Code Telephone # Email Address

ONUKUGHALAW@GMAIL.COM

**Representative to be contacted:**

BRUCE E. DOAK CONSULTING LLC
Name – Type or Print

Signature BRUCE E. DOAK

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State

21053 / 410-419-4406
Zip Code Telephone # Email Address

BDOAK@BRUCEDOAKCONSULTING.COM

**CASE NUMBER** 2020-0270-SPHA **Filing Date** 11/5/20 **Do Not Schedule Dates:** _____ **Reviewer** _____

REV. 10/4/11

2020-0270-SPHA

Zoning Hearing Petitions Being Requested

Special Hearing to permit existing ~~commercial~~ Business parking in a residential zone (DR 16)

Special Hearing to amend Case #1969-0200-A and Case #1986-0074-A

~~Variance to permit a side yard setback of 0 feet in lieu of the required 30 feet per Sect. 238.2 BCZR~~

Variance to permit 25 parking spaces in lieu of the required 42 parking spaces per Sect. 409.6.A.2 BCZR. The 25 parking spaces will be utilized (retail & office) at different days and times than the remaining 10 parking spaces (church).

2020-0270-SPHA

## Zoning Description

8607 Liberty Road- 0.477 Acre Parcel
Second Election District  Fourth Councilmanic District
Baltimore County, Maryland

Beginning at a point on the southwest side of Liberty Road, 150 feet, plus or minus, northwesterly from the centerline of Old Court Road, thence binding on the southwest side of Liberty Road and running with and binding on the outlines of the subject property, 1) North 64 degrees 17 minutes 28 seconds West 105.70 feet, thence leaving Liberty Road and continuing to run and bind on the outlines of the subject property, the three following courses and distances, viz. 2) South 25 degrees 37 minutes 30 seconds West 177.35 feet, 3) South 64 degrees 12 minutes 20 seconds East 21.77 feet and 4) South 32 degrees 32 minutes 08 seconds East 103.90 feet to the northwest side of Old Court Road, thence binding on the northwest side of Old Court Road and continuing to run and bind on the outlines of the subject property 5) Northeasterly by a line curving to the right having a radius of 6,616.74 feet for an arc distance of 79.46 feet (the chord being North 55 degrees 17 minutes 31 seconds East 79.46 feet, thence leaving Old Court Road and running with and binding on the outlines of the subject property, the three following courses and distances 6) North 32 degrees 27 minutes 52 seconds West 82.48 feet, 7) North 25 degrees 32 minutes 38 seconds East 47.16 feet and 8) North 45 degrees 41 minutes 56 seconds East 76.95 feet to the point of beginning.

Containing 0.477 of an acre of land, more or less.

**This description is part of a zoning petition and is not intended for any conveyance purposes.**

STATE OF MARYLAND
BRUCE EDWIN DOAK
531
PROPERTY LINE SURVEYOR

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

2020-0270-SPHA

# CERTIFICATE OF POSTING

February 04, 2021

February 19, 2021 amended for second inspection

Re:
Zoning Case No. 2020- 0270-SPHA
Legal Owner: God With Us, LLC
Hearing date: February 24, 2021

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

Attention: Jenae Johnson

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **8607 Liberty Road.**

The signs were initially posted on **February 4, 2021.**

The subject property was also inspected on **February 19, 2021.**

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

**See the attached sheets for the photos of the posted signs**

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

# ZONING NOTICE

## CASE NO. 2020-0270-SPHA

## 8607 Liberty Road

THE ADMINISTRATIVE LAW JUDGE OF BALTIMORE COUNTY, BY AUTHORITY OF THE ZONING ACT AND REGULATIONS OF BALTIMORE COUNTY, WILL HOLD A VIRTUAL HEARING ON THE PROPERTY IDENTIFIED.

**DATE & TIME: WEDNESDAY FEBRUARY 24, 2021 1:30 PM**

FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-887-3868, EXT. 0.

REQUESTS:

SPECIAL HEARING TO PERMIT EXISTING BUSINESS PARKING IN A RESIDENTIAL ZONE (DR 16). TO AMEND CASE NUMBER 1969-0200-A AND 1986-0074-A.

VARIANCE TO PERMIT 25 PARKING SPACES IN LIEU OF THE REQUIRED 42 PARKING SPACES PER SECTION 409.6.A.2 BCZR. THE 25 PARKING SPACES WILL BE UTILIZED (RETAIL AND OFFICE) AT DIFFERENT DAYS AND TIMES THAN THE REMAINING 10 PARKING SPACES (CHURCH).

# ZONING NOTICE

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February 04, 2021

_____ amended for second inspection

Re:
Zoning Case No. 2020- 0270-SPHA
Legal Owner: God With Us, LLC
Hearing date: February 24, 2021

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

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The subject property was also inspected on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

**See the attached sheets for the photos of the posted signs**

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

# ZONING NOTICE

## CASE NO. 2020-0270-SPHA

### 8607 Liberty Road

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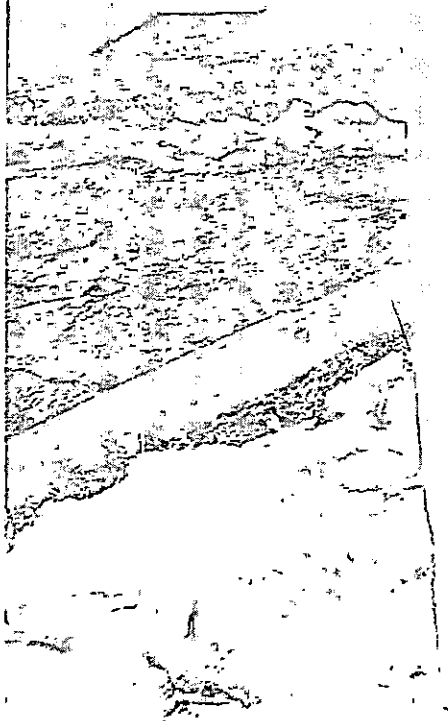
REQUESTS:

SPECIAL HEARING TO PERMIT EXISTING BUSINESS PARKING IN A RESIDENTIAL ZONE (DR 16). TO AMEND CASE NUMBER 1969-0200-A AND 1969-0172-A.

VARIANCE TO PERMIT 25 PARKING SPACES IN LIEU OF THE REQUIRED 42 PARKING SPACES PER SECTION 409.6.A.2 BCZR. THE 25 PARKING SPACES WILL BE UTILIZED (RETAIL AND OFFICE) AT DIFFERENT DAYS AND TIMES THAN THE REMAINING 10 PARKING SPACES (CHURCH).



# ZONING NOTICE

## CASE NO. 2020-0270-SPHA

## 8607 Liberty Road

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REQUESTS:

PETITION FOR HEARING TO PERMIT EXISTING BUSINESS PARKING IN A RESIDENTIAL ZONE (DR 16), TO AMEND CASE NUMBER 1969-0200-A AND 1986-0074-A.

VARIANCE TO PERMIT 25 PARKING SPACES IN LIEU OF THE REQUIRED 42 PARKING SPACES PER SECTION 409.6.A.2 BCZR. THE 25 PARKING SPACES WILL BE UTILIZED (RETAIL AND OFFICE) AT DIFFERENT DAYS AND TIMES THAN THE REMAINING 10 PARKING SPACES (CHURCH).

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

**Order #:** 11957231
**Case #:**
**Description:**

NOTICE OF ZONING HEARING - 2020-0270-SPHA

# PUBLISHER'S AFFIDAVIT

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

2/4/2021

Darlene Miller

**Darlene Miller, Public Notice Coordinator**
(Representative Signature)

---

**Baltimore County**

**NOTICE OF ZONING HEARING**

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

**CASE NUMBER: 2020-0270-SPHA**
8607 Liberty Road
S/westside of Liberty Road, n/west 150 ft. to the centerline of Old Court Road
2nd Election District - 4th Councilmanic District
Legal Owners: God With Us, LLC

Special Hearing to permit existing business parking in a residential zone (DR-16). To amend case number 1969-0200-A and 1986-0074-A Variance to permit 25 parking spaces in lieu of the required 42 parking spaces per Sec. 409.6.A.2 BCZR. The 25 parking spaces will be utilized (retail and office) at different days and times than the remaining 10 parking spaces (church).

Hearing: Wednesday, February 24, 2021 at 1:30 p.m.

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

Pete Gutwald
Director of Permits, Approvals and Inspections for Baltimore County

f4

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

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

---

**For Newspaper Advertising:**

Case Number: 2020-0270-SPHA

Property Address: 8607 Liberty Road

Property Description: )

Legal Owners (Petitioners): God With us, LLC

Contract Purchaser/Lessee: /

PLEASE FORWARD ADVERTISING BILL TO:

Name: God With Us, LLC Bruce Doak

Company/Firm (if applicable): 410-419-4906

Address: 8607 Liberty Road
Randallstown, MD 21133

Telephone Number: 410-844-0300

Revised 7/9/2015

SECURITY FEATURES INCLUDE TRUE WATERMARK PAPER, HEAT SENSITIVE ICON AND FOIL HOLOGRAM

**OLD COURT PHARMACY INC**
8607 LIBERTY ROAD 410-521-9520
RANDALLSTOWN, MD 21133

-5134

65-240/550
00611

CHECK ARMOR FRAUD PROTECTION

DATE 10/26/2020

PAY TO THE ORDER OF Baltimore County $500.00

Five-hundred Dollars DOLLARS

WesBanco
WesBanco Bank
www.wesbanco.com

FOR 8607 Liberty Road

MP

⑈005134⑈ ⑆055002406⑆ 1111343982⑈

**GOD WITH US, LLC** 10-16
8607 LIBERTY RD
RANDALLSTOWN MD 21133-4713

1259

7-163/520 MD
5324

DATE 10/26/2020

PAY TO THE ORDER OF Baltimore County $500.00

Five hundred dollars DOLLARS

Photo Safe Deposit® Details on back

Bank of America

ACH R/T 052001633

FOR 8607 Liberty Road

MP

⑈001259⑈ ⑆052001633⑆ 4460374758 06⑈

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

No. 201163

Date: 11/5/2020

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|---|---|---|---|---|---|---|---|---|
| 001 | 806 | 0000 | | 6150 | | | | 1000.00 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

Total: 1000.00

Rec From: God With US, LLC

For: 2020-0270-SPHA

8607 Liberty RD

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

CASHIER'S VALIDATION

JOHN A. OLSZEWSKI, JR.
*County Executive*

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

February 16, 2021

Chidi Onukwugha,
729 E Pratt St 560
Baltimore MD 21202

RE: Case Number: 2020-0270-SPHA, 8607 Liberty Road

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning 0Review, Department of Permits, Approvals, and Inspection (PAI) on November 05, 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,

Jeffrey Perlow

Jeff Perlow
Acting Supervisor
Department of Zoning

PCG

Enclosures

CC: People's Counsel

**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: November 13, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0270-SPHA
Address 8607 Liberty Road
(God with Us, LLC Property)

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

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

Reviewer: Steve Ford

C:\Users\jnjohnson\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\H1PAGF4X\ZAC 20-0270-SPHA 8607 Liberty Road.doc

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
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FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

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(God with Us, LLC Property)

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

Reviewer: Steve Ford

RECEIVED
NOV 13 2020
OFFICE OF
ADMINISTRATIVE HEARINGS

C:\Users\dmignon\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\5F14KYMH\ZAC 20-0270-SPHA 8607 Liberty Road.doc

# BALTIMORE COUNTY, MARYLAND
# INTER-OFFICE MEMORANDUM

**TO:** C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

**DATE:** 1/22/2021

**FROM:** Steve Lafferty
Director, Department of Planning

**SUBJECT:** **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 20-270

**INFORMATION:**
**Property Address:** 8607 Liberty Rd
**Petitioners:** God with us, LLC
**Zoning:** BR, DR 16
**Requested Action:** Special Hearing, Variance

The Department of Planning has reviewed the request for a Special Hearing to permit existing business parking in a residential zone (DR 16) and amend Case Number 1969-0200-A and 1986-0074-A. The Department also reviewed the request for Variance under Section 409.6.A.2 of the BCZR to permit 25 parking spaces in lieu of the required 42 parking spaces.

The site is located in the Randallstown area, near the intersection of Liberty Rd and Old Court Rd. The applicant is proposing to construct two additional stories on the existing building for commercial use. The applicant is also proposing to remove the existing canopy on the east side of the existing structure and replace it with parking spaces. The existing first floor (3,707 SF) is being used as retail and is known as the "Old Court Pharmacy and Medical Supply". The applicant is proposing an office (3,707 SF) on the second floor and a church (3,707 SF) on the third floor. The applicant stated on the zoning petition application that the retail and office parking will be utilized at different days and times than the church parking. The attorney also indicated that the pharmacy does mostly delivery services.

The Department of Planning cannot recommend approval at this time. There is an over intensification of use on the property. The proposal will triple the use of the site while parking spaces will remain insufficient. The Department of Planning recommends that the applicant resubmit a new plan with less intensification of use on the property. The site is located within the boundaries of the Liberty Road Commercial Revitalization District and within the boundaries of the Liberty Road study. One of the top concerns from the community is the aesthetic look of the corridor and the overspill of parking on some businesses that may have unintended consequences on its surroundings.

Please be advised that the petitioner must clarify on the application for zoning petition, whether the number of required parking spaces is 42 or 45 and change the zoning notes accordingly. The petitioner shall also show the location for dumpster on future plan.

For further information concerning the matters stated herein, please contact Ngone Seye Diop at 410-887-3480.

**Prepared by:**

Krystle Patchak

**Division Chief:**

Jenifer G. Nugent

CPG/JGN/KP/

c: Ngone Seye Diop
Bruce E. Doak, Bruce E. Doak Consulting LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

2/24/20 @1:30

CASE NO. 2020-0270 SPHA

# CHECKLIST

| Comment Received | Department | Support/Oppose/ Conditions/ Comments/ No Comment |
|---|---|---|
| | DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____) | |
| 11/13 | DEPS (if not received, date e-mail sent _____) | N/C |
| | FIRE DEPARTMENT | |
| 1/22 | PLANNING (if not received, date e-mail sent _____) | Comment - does not approve |
| | STATE HIGHWAY ADMINISTRATION | |
| | TRAFFIC ENGINEERING | |
| | COMMUNITY ASSOCIATION | |
| | ADJACENT PROPERTY OWNERS | |

Bruce Doak received

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 2-4-21

SIGN POSTING (1st) Date: 2-4-21 by Doak

SIGN POSTING (2nd) Date: 2-19-21 by "

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

# Panelist List

| Name | Email address | Phone number | Time Zone | Language | Locale |
|---|---|---|---|---|---|
| Deb Wiley (Alternate Host) | dwiley@baltimorecountymd.gov | 1- | New York Time | English | U.S. |
| Henry Ayakwah (Alternate Host) | hayakwah@baltimorecountymd.gov | 1- | New York Time | English | U.S. |
| Maureen Murphy (Alternate Host) | mmurphy@baltimorecountymd.gov | 1- | New York Time | English | U.S. |
| Bruce Doak | bdoak@bruceedoakconsulting.com | 1- | New York Time | English | U.S. |
| Chidi Onukwugha | onukwughalaw@gmail.com | 1- | New York Time | English | U.S. |
| Emeka Nwodim | godwithusllc@gmail.com | 1- | New York Time | English | U.S. |
| Paul Mayhew | pmayhew@baltimorecountymd.gov | 1- | New York Time | English | U.S. |
| Sam Onwuka | sam4youu/@yahoo.com | 1- | New York Time | English | U.S. |

OK

**Donna Mignon**

**From:** Bruce Doak <bdoak@bruceedoakconsulting.com>
**Sent:** Monday, February 22, 2021 5:43 PM
**To:** Administrative Hearings
**Subject:** Case #2020-0270-SPHA Request for invtes



Good afternoon Donna,

Will you please add the two following people as panelists?

That will make 4 panelists for the petitioner.

Sam Onwuka sam4youu@yahoo.com

Emeka Nwodim Godwithusllc@gmail.com

Thanks.
Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

# 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. |
| Bruce Doak | bdoak@bruceedoakconsulting.com | 1- | New York Time | English | U.S. |
| Chidi Onukwugha | onukwughalaw@gmail.com | 1- | New York Time | English | U.S. |
| Emeka Nwodim | godwithuslic@gmail.com | 1- | New York Time | English | U.S. |
| Paul Mayhew | pmayhew@baltimorecountymd.gov | 1- | New York Time | English | U.S. |
| Sam Onwuka | sam4youu/@yahoo.com | 1- | New York Time | English | U.S. |

OK

2-24-21
1:30pm

**Debra Wiley**

**From:** Bruce Doak <bdoak@bruceedoakconsulting.com>
**Sent:** Saturday, February 20, 2021 10:21 AM
**To:** Administrative Hearings
**Subject:** Case Posting Certs
**Attachments:** Posting cert 2020-0270-SPHA.pdf; Posting cert 2020-0275-SPHA.pdf; Posting cert 2020-0287-A.pdf

**Follow Up Flag:** Follow up
**Flag Status:** Flagged



Enclosed are the 2nd posting cert for each of these cases:

Case #2020-0270-SPHA

Case #2020-0275-SPHA

Case #2020-0287-A

Thanks
Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

# ZAC AGENDA

**Case Number:** 2020-0270-SPHA **Reviewer:** Gary Hucik
**Existng Use:** COMMERCIAL **Proposed Use:** COMMERCIAL
**Type:** SPECIAL HEARING, VARIANCE
**Legal Owner:** God With Us LLC
**Contract Purchaser:** No Contract Purchaser was set.

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

**Property Address:** 8607 LIBERTY RD
**Location:** South West side of Liberty Road North West 150 to the center line of Old Court Road.

**Existing Zoning:** BR **Area:** .477 AC
**Proposed Zoning:**
SPECIAL HEARING:
To permit existing business parking in a residential zone (DR 16)
To amend case number 1969-0200-A and case number 1986-0074-A.

VARIANCE:
To permit 25 parking spaces in lieu of the required 42 parking spaces per Sect. 409.6.A.2 BCZR. The 25 parking spaces will be utilized (retail & office) at different days and times than the remaining 10 parking spaces (church).
**Attorney:** Chidi Onukwugha
**Prior Zoning Cases:** 1969-0200-A; 1986-0074-A
**Concurrent Cases:** None
**Violation Cases:** None
**Closing Date:**

**Miscellaneous Notes:**

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

---

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commoder, Zoning Department Date: July 18, 1985

FROM: R. B. Burnham, Chief, Building Plans Review C.P.D.

SUBJECT: Zoning Advisory Committee Meeting
Scheduled June 25, 1985

| | |
|---|---|
| Item #181 | No Comment |
| Item #184 | No Comment - Permit has been filed |
| Item #185 | Standard Comment |
| Item #188 | No Comments |
| Item #189 | No Comments |
| Item #190 | No Comments |
| Item #191 | No Comments |
| Item #192 | No Comments |
| Item #193 | No Comments |
| Item #194 | No Comments |
| Item #195 | No Comments |
| Item #196 | Standard Comment |
| Item #197 | No Comments |
| Item #198 | No Comments |
| Item #199 | No Comments |

CBB/vw

---

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: July 24, 1985

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 84-62-A, 84-63-A, 84-64-A, 84-65-A, 84-66-A, 84-67-A, 84-68-A, 84-69-A, 84-70-A, 84-73-A, and 84-74-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

---

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JOHN W. W. JUNG
DEPUTY ZONING COMMISSIONER

August 27, 1985

Mrs. Beatrice E. Sauter
2123 Maryland Road
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
5847 Liberty Road, 150' N of the centerline of Old Court Road, (5847 Liberty Road)
2nd Election District
Beatrice E. Sauter, et al.
Petitioners
Case No. 86-74-A

Dear Mrs. Sauter:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John W. W. Jung
JOHN W. W. JUNG
Deputy Zoning Commissioner

JWJ:rlg

Attachments

cc: People's Counsel

---

| | | |
|---|---|---|
| IN RE: PETITION FOR VARIANCE<br>5847 Liberty Road, 150' N of the centerline of Old Court Road, (5847 Liberty Road)<br>2nd Election District<br><br>Beatrice F. Sauter, et al.<br>Petitioners | ÷<br>÷<br>÷<br>÷<br>÷<br>÷ | BEFORE THE<br>DEPUTY ZONING COMMISSIONER<br>OF BALTIMORE COUNTY<br><br>Case No. 86-74-A |

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

The Petitioners herein request a variance to permit a side yard of 12 feet 6 inches in lieu of the required 22 feet 6 inches.

Testimony on behalf of the Petitioners indicated that the lessee-child occupant, Say Federal Savings and Loan, operates a banking facility with one drive-in lane under a canopy at the subject site. At times, vehicles waiting in line back-up into Old Court Road. In order to relieve traffic, better serve its customers, and protect them from the weather, the Savings and Loan proposes to add another drive-in facility and extend the canopy. Ownership recommending this variance. Say Federal Savings and Loan owns and utilizes the adjacent property affected by the 12-foot side yard setback. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of August, 1985, that the herein Petition for Variance to permit a side yard of 12 feet 6 inches in lieu of the required 22 feet 6 inches, in accordance with the site plan submitted and filed herein, is GRANTED, from and after the date of this Order.

John W. W. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE 8/27/85
BY Robert Haines

---

PETITION FOR VARIANCE
2nd Election District

LOCATION: Southwest side of Liberty Rd., 150' West of the centerline of Old Court Road (5847 Liberty Road)

DATE AND TIME: Wednesday, August 14, 1985 at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 238.2 (BR.-1) to permit a side yard of 12'-6" in lieu of the required 22'-6".

Being the property of Beatrice E. Sauter, et al as shown on the plan filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

---

PROPERTY DESCRIPTION
5847 Liberty Road, Randallstown, Maryland 21133

BEGINNING on the southwest edge of the Right of Way of Liberty Road, 80' wide, at the distance of 150 feet West of the centerline of Old Court Road, thence running S46°20'30"W 76.89' and running for lines of division the following two courses and distances: 1) S25°51'00"W 47.16'; 2) S32°09'30"E 82.48' to the northwesterly Right of Way line of Old Court Road, running thence by a curve to the right with a radius of 5816.24' for a distance of 80.06' (the chord of said arc being S28°24'02"W 80.06') thence running the three following courses and distances: 1) N32°09'30"W 103.80'; 2) N46°09'00"W 21.20'; 3) N25°51'00"E 177.82' to the aforesaid southwest edge of the Right of Way of Liberty Road, thence binding thereon, as now surveyed, S64°09'00"E 105.52' to the place of beginning.

---

RE: PETITION FOR VARIANCE
5847 of Liberty Rd., 150' N of the Centerline of Old Court Rd. (5847 Liberty Rd.), 2nd District
BEATRICE E. SAUTER, et al., Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-74-A

* * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

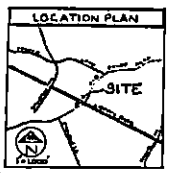
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

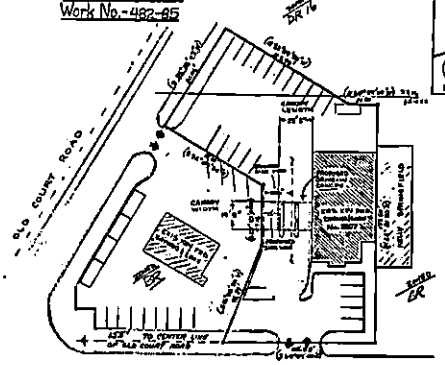
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 19th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Beatrice E. Sauter and Blaine Richards, 2123 Maryland Rd., Baltimore, MD 21207, Petitioners; and Rusty Gonzalezbach, c/o Say Federal Savings & Loan, 5825 Liberty Rd., Randallstown, MD 21133, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

1986
Order





BALTIMORE COUNTY
[illegible]
TOWSON, MARYLAND [illegible]

ARNOLD JABLON
ZONING COMMISSIONER

August 8, 1985

[illegible]

RE: Petition for Variance
[illegible] Liberty Rd. [illegible] Old Court Rd. ([illegible] Liberty Road)
2nd Election District
[illegible], et al - Petitioners
Case No. 86-74-A

Dear [illegible]

This is to advise you that $ [illegible] is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room [illegible], County Office Building, Towson, Maryland [illegible], before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

---

c1 86-74-A

## CERTIFICATE OF PUBLICATION

[illegible], MD., July [illegible] 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in [illegible] appearing on July [illegible] 19 85.

THE JEFFERSONIAN

[illegible]

Cost of Advertising 22.00

---

86-67A

## CERTIFICATE OF PUBLICATION

Pikesville, Md., July 31 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in the [illegible], a weekly newspaper published in Pikesville, Baltimore County, Maryland before the [illegible] day of Aug. 19 85

the first publication appearing on the [illegible] day of July 19 85

the second publication appearing on the ______ day of ______ 19 ______

the third publication appearing on the ______ day of ______ 19 ______

[illegible]

[illegible]

Cost of advertisement [illegible]

---

No. 007293

[illegible]

[illegible] [illegible]

[illegible]

[illegible] #35c

[illegible] VARIANCE

---

[illegible]

July [illegible], 1985

## NOTICE OF HEARING

RE: Petition for Variance
[illegible] Liberty Rd., [illegible] Old Court Rd. ([illegible] Liberty Road)
[illegible]
[illegible], et al - Petitioners
Case No. [illegible]

TIME: [illegible]

DATE: [illegible], August [illegible], 1985

PLACE: Room [illegible], County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[illegible]
Zoning Commissioner of Baltimore County

cc: [illegible]
[illegible]
[illegible] Liberty Road
Randallstown, Md. 21133

---

## CERTIFICATE OF POSTING

[illegible]

86-74-A

District 2nd Date of Posting July 22, 1985

Posted for: Variance

Petitioner: Beatrice C. Sauter et al

Location of property: S/S of Liberty Road 150' W of the C/L of Old Court Road (8607 Liberty Rd)

Location of Signs: S/S of Liberty Road in front of subject property

Remarks:

Posted by [illegible] Date of return: July 26, 1985

Number of Signs: 1

---

# SITE PLAN FOR DRIVE-IN CANOPY

LOCATION: 8607 Liberty Road, Randallstown, Md. 21133

SEE: Permit No.-74142
Work No.-482-85

SITE PLAN
Scale: 1"=30'

---

No. 008892

[illegible]

7/16/85 N-615

57.00

Dave Walls - Ray Federal

Case # 86-74-A

PETITION FOR ZONING VARIANCE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 5, 1985

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

Maryland Department of Transportation

July 15, 1985

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204

June 25, 1985

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

July 8, 1985

**BALTIMORE COUNTY, MARYLAND**

**BALTIMORE COUNTY, MARYLAND**

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

DENNIS F. RASMUSSEN
COUNTY EXECUTIVE

JOHN G. ROLLINS
COUNTY ZONING COMMISSIONER

August 27, 1985

Mrs. Beverly E. Lanier
2127 Maryland Road
Baltimore, Maryland 21239

RE: PETITION FOR VARIANCE
2000 Liberty Road, 130' N of the centerline of Old Court Road, 10000 Liberty Manor East Co-Op Condominium
Beverly E. Lanier, et al, Petitioners
Case No. 85-244-A

Dear Mrs. Lanier:

I have this date passed an Order in the above captioned matter in accordance with the attached.

Very truly yours,

John G. Rollins
County Zoning Commissioner

JGR:bp

Attachments

cc: People's Counsel

**PETITION FOR VARIANCE**

**PROPERTY DESCRIPTION**

2000 Liberty Road, Baltimore, Maryland 21133

Beginning on the southwest side of the right of way of Liberty Road, 200' wide, at the distance of 130 feet West of the centerline of Old Court Road, running thence [illegible] and running for 9 lines of division the following bearings and distances: 1) [illegible] 2) [illegible] 3) [illegible] 4) [illegible] 5) [illegible] 6) [illegible] 7) [illegible] 8) [illegible] 9) [illegible] to the place of beginning.

**NOTICE OF ORDER**

Please notify the Petitioner of the Zoning Commissioner's Order in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Peoples Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Courts Bldg.
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 27th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Beverly E. Lanier and Clifton Blackwell, 2127 Maryland Rd., Baltimore, MD 21239, Petitioners and Henry Blackwell, c/o The Federal Savings & Loan, 2000 Liberty Rd., Sykesville, MD 21133, the registered owner/lessee.

Peter Max Zimmerman
People's Counsel

CB-278

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

JOHN G. ROLLINS
ZONING COMMISSIONER

August 1, 1984

Maurice E. Soaver
Richard Richards
8407 Harrisland Road
Baltimore, Maryland 21133

RE: Petition for Variance
8470 of Liberty Rd.(US 40)W/Somerville
of Old Court Rd. (8407 Liberty Road)
2nd Election District
Maurice E. Soaver, et al - Petitioners
Case No. 84-74-A

Dear Mr. Soaver & Mr. Richards,

This is to advise you that $ 34.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Or the zoning sign must be returned on the day of the hearing.

Please make the check payable to Baltimore County, Maryland, and return to Zoning Office, Room 111, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

JOHN G. ROLLINS
Zoning Commissioner

84-74-A

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN,

Cost of Advertising
32.00

CERTIFICATE OF PUBLICATION

84-74-A

Date of Posting July 28, 1984

Posted for: Variance

Petitioner: Richard Richards et ux

Location of property: S/S of Liberty Rd. 100' W of Old Court Rd. (8407 Liberty Rd.)

Location of signs: Facing Liberty Rd. on property of petitioner

Number of signs: 1

Date of return: July 29, 1984

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 12, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in the BEACON NEWS, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 11th day of June, 19 84,

the first publication appearing on the 12th day of June, 19 84

the second publication appearing on the ____ day of ____, 19__

the third publication appearing on the ____ day of ____, 19__

THE BEACON NEWS

Cost of Advertisement, $21.00

Baltimore County, Maryland
Office of Finance - Revenue Division
Miscellaneous Cash Receipt

No. 007253

6/10/84 R01-615-7850
141.00
Zoning Hearing Advertising and Posting Fees 141.00

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
8470 of Liberty Rd., (US 40) W/Somerville
of Old Court Rd. (8407 Liberty Road)
2nd Election District
Maurice E. Soaver, et al - Petitioners
Case No. 84-74-A

TIME: 11:00 A.M.

DATE: Wednesday, August 15, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

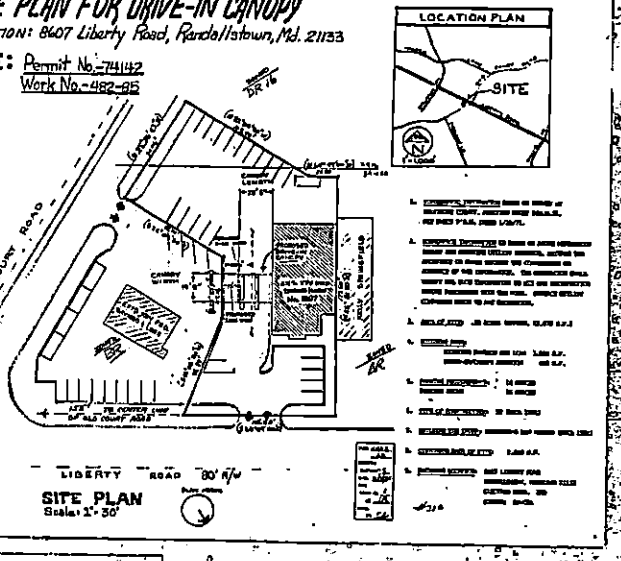
Zoning Commissioner
of Baltimore County

cc: Maurice Soaver
Richard Richards
8407 Liberty Road
Randallstown, Md. 21133

# SITE PLAN FOR DRIVE-IN CANOPY

LOCATION: 8407 Liberty Road, Randallstown, Md. 21133

**SEE:** Permit No.-74142
Work No.-482-85




Baltimore County, Maryland
Office of Finance - Revenue Division
Miscellaneous Cash Receipt

No. 005092

7/16/84 R-615
$ 157.00
Dave Wells - Key Talent
Case # 84-74-A

PETITION FOR ZONING VARIANCE

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
COUNTY OFFICE BUILDING

Maryland Department of Transportation

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
COUNTY OFFICE BUILDING

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
COUNTY OFFICE BUILDING

## Donna Mignon

**From:** Kristen L Lewis
**Sent:** Thursday, January 28, 2021 10:22 AM
**To:** Donna Mignon; Debra Wiley
**Subject:** Webex 2020-0270-SPHA

Good morning,

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

Case number: 2020-0270-SPHA
8607 Liberty Road
Legal Owners: God With Us, LLC
2/24/21 at 1:30 p.m.

Participants:

Bruce Doak bdoak@bruceedoakconsulting.com
Chidi Onukwugha onukwughalaw@gmail.com

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

**Donna Mignon**

| | |
|---|---|
| **Subject:** | Web seminar scheduled: Zoning Hearing - 2020-0270-SPHA - God With Us, LLC |
| **Location:** | https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1a8f09bfcc7cbfb9d14e2fd44c2f80a2 |
| **Start:** | Wed 2/24/2021 1:30 PM |
| **End:** | Wed 2/24/2021 2:30 PM |
| **Show Time As:** | Tentative |
| **Recurrence:** | (none) |
| **Meeting Status:** | Not yet responded |
| **Organizer:** | webex |



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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)
Event number (access code): 180 050 4847

Wednesday, February 24, 2021 1:30 pm, Eastern Standard Time (New York, GMT-05:00)

Event address for attendees:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e1a8f09bfcc7cbfb9d14e2fd44c2f8
Event address for panelists:
https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e587a719bcec74d81d6e15cb93d

Start event

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

**Join from a video system or application**
Dial 1800504847@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 845217

If you are a host, click here to view host information:
https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=ef28ab3335643a2c19bc4d6fbe4a5f00d

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

# 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. |
| Bruce Doak | bdoak@bruceedoakconsulting.com | 1- | New York Time | English | U.S. |
| Chidi Onukwugha | onukwughalaw@gmail.com | 1- | New York Time | English | U.S. |
| Paul Mayhew | pmayhew@baltimorecountymd.gov | 1- | New York Time | English | U.S. |

OK

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 -** 0219001696

Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | GOD WITH US LLC | **Use:** | COMMERCIAL |
| | | **Principal Residence:** | NO |
| **Mailing Address:** | 8607 LIBERTY RD<br>RANDALLSTOWN MD 21133- | **Deed Reference:** | /31415/ 00153 |

Location & Structure Information

| | | | |
|---|---|---|---|
| **Premises Address:** | 8607 LIBERTY RD<br>RANDALLSTOWN 21133- | **Legal Description:** | .477 AC SWS LIBERTY<br>8607 LIBERTY RD<br>140 NW OLD COURT RD |

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: |
|---|---|---|---|---|---|---|---|---|---|
| 0077 | 0015 | 0568 | 10000.04 | 0000 | | | | 2019 | Plat Ref: |

**Town:** None

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|---|---|---|---|---|
| 1970 | 3,595 SF | | 20,778 SF | 23 |

| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---|---|---|---|---|---|---|---|
| | | RETAIL STORE | / | C4 | | | |

Value Information

| | Base Value | Value As of 01/01/2019 | Phase-in Assessments As of 07/01/2020 | As of 07/01/2021 |
|---|---|---|---|---|
| **Land:** | 305,700 | 305,700 | | |
| **Improvements** | 361,900 | 360,500 | | |
| **Total:** | 667,600 | 666,200 | 666,200 | 666,200 |
| **Preferential Land:** | 0 | 0 | | |

Transfer Information

| | | |
|---|---|---|
| **Seller:** BRAY LEAH RICHARTS | **Date:** 11/21/2011 | **Price:** $475,000 |
| **Type:** ARMS LENGTH IMPROVED | **Deed1:** /31415/ 00153 | **Deed2:** |
| **Seller:** SAUTER BEATRICE | **Date:** 03/12/2009 | **Price:** $0 |
| **Type:** NON-ARMS LENGTH OTHER | **Deed1:** /27776/ 00026 | **Deed2:** |
| **Seller:** SAUTER BEATRICE | **Date:** 04/27/2004 | **Price:** $0 |
| **Type:** NON-ARMS LENGTH OTHER | **Deed1:** /19958/ 00202 | **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:** Bruce Doak <bdoak@bruceedoakconsulting.com>
**Sent:** Monday, February 15, 2021 4:12 PM
**To:** Donna Mignon
**Cc:** Administrative Hearings; Chidi Onukwugha
**Subject:** Case 2020-0270-SPHA exhibits
**Attachments:** Exhibit List.pdf; Pet Exhibit #1.pdf; Pet Exhibit #2.pdf; Pet Exhibit #3.pdf; Pet Exhibit # 4.pdf; Pet Exhibit #5.pdf; Pet Exhibit #6.pdf; Pet Exhibit #7.pdf



Good afternoon Donna,

I would like to start by saying that one of our variance requests is changing (parking numbers).
I have enclosed the initial plan and also the amended plan. I have also enclosed a copy of the amended petition request page.

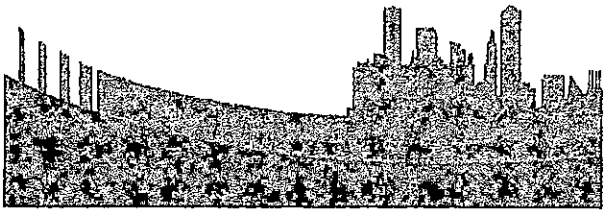
Please send an Panelist to the attorney: Chidi Onukwugha rsvpco@yahoo.com
410-336-2823

Please email or call me if you need anything else.
Thanks

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

2020-0270-SPHA

SCAN



April 23, 2021 (amended May 20, 2021)

Paul Mayhew
Baltimore County Managing Administrative Law judge
105 West Chesapeake Avenue
Towson, MD 21204

Re: Case #2020-0270-SPHA

Dear Mr. Mayhew,

As a step in the project process, we applied to the Development Review Committee (DRC) for approval of an A-6 limited exemption (go straight to building permit). As a part of the DRC review, Joe Merrey discovered that six parking spaces were drafted with incorrect dimensions and therefore we are left with three of the six. I have enclosed a portion of the zoning plan that shows the amendment (S&I #1).

Joe questioned the number of small car spaces utilized. At the time of the hearing, we showed 23 large car spaces and 12 small car spaces for a total of 35 spaces. He was not concerned about it since the spaces were labeled as such and the plan was approved as a part of your order.

We now show 20 large car and 12 small car parking spaces. The spaces that were lost were parallel large car spaces. That provides us with 32 total spaces (S&I #2).

Joe also questioned the parking space within 10 feet of the state road right of way. That is a space that has existed since 1970 when the building and parking were built. This space is also shown on an enclosed portion of the zoning plan (S&I #3).

You may remember that our request for a special hearing and variances were concerning setbacks and parking. You may also remember that we had no one attend the hearing in concern or opposition.

In my research and working with Zoning, I discovered a section (409.6.B.1.a) (S&I #4) that I feel applies to our property and the number of parking spaces required. The section allows for the reduction of 5% of off-street parking spaces for an office if the building is within 1,000 feet walking distance of a transit stop. The subject building is approximately 83 feet from a well used stop as shown on the enclosed sketch (S&I #3). Also that section allows for an additional 10% reduction of off-street parking

spaces when the subject property is located within a Commercial Revitalization District. I have enclosed a map of the Liberty Road Commercial Revitalization Districts. The subject property is shown with a pink dot (S&I #5).

That would reduce the total number of required parking spaces to 41
(Reduction = 3,707 sf (office area) x 3.5 = 12.974 minus 15% (1.94)= 1)
I feel that the retail use of the building does and will benefit from the use of the transit stop as well and will reduce the need for parking spaces that are not calculated anywhere.

Your order (S&I #6) provided a variance for 35 parking spaces in lieu of the required 42. That was considering that 10 of the required parking spaces were for church use on Sundays only. That means that we can now provide 32 parking spaces for the weekday requirement of 32.

I am asking for you to consider a variance for 32 parking spaces in lieu of the required 41. I believe that the proposed use of this building and property will be a benefit to the people that will work and worship in it and the area it resides in.

Joe Merrey and the Office of Zoning requested that I send this Spirit and Intent request letter directly to you, since it is solely your decision.

I thank you very much for your consideration of this request.

Bruce E. Doak

AGREED AND ACCEPTED:

PAUL M. MAYHEW
Managing Administrative Law Judge

Date: May 20, 2021

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

| | | |
|---|---|---|
| IN RE: **PETITIONS FOR SPECIAL HEARING AND VARIANCE** | * | BEFORE THE |
| (8607 Liberty Road) 2nd Election District | * | OFFICE OF |
| 4th Council District | * | ADMINISTRATIVE HEARINGS |
| God With Us, LLC *Legal Owner* | * | FOR BALTIMORE COUNTY |
| Petitoner | * | **Case No. 2020-0270-SPHA** |

* * * * * * * *

## OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing and Variance filed on behalf of God With Us, LLC, legal owner ("Petitioner"). The Special Hearing pursuant to permit existing business parking in a residential zone (DR 16), and to amend Case Nos. 1969-0200-A and 1986-0074-A. A Petition for a Variance to permit 25 parking spaces in lieu of the required 42 parking spaces per Baltimore County Zoning Regulations ("BCZR") § 409.6.A.2. The 25 parking spaces will be utilized (retail and office) at different days and times than the remaining 10 parking spaces (church).

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

Emoka Nwodim, the Pastor of God With Us, LLC, appeared in support of the Petition. Chidi Onukwugha, Esquire represented the Petitioner. Bruce E. Doak of Bruce E. Doak Consulting, LLC also appeared and presented the amended site plan. There were no protestants or interested citizens. Zoning Advisory Committee ("ZAC") comments were received from the Department of Environmental Protection and Sustainability Development ("DEPS") and from

the Department of Planning ("DOP"). Department of Planning opposed the relief requested in the original petition.

The property is approximately .477 acres and is primarily zoned BR, with a small anomalous portion of the parcel zoned DR 16. Mr. Doak testified that he worked with DOP to modify the site plan in order to provide 10 additional parking space. As a result, the amended petition seeks a variance of 35 parking spaces (rather than 25 as had been originally requested) in lieu of the required 42. Mr. Doak further explained that the amended site plan provides for a proper dumpster enclosure. He explained that the parking lot, as configured on the amended site plan, will be more than adequate to serve the proposed uses. Specifically, the church will only use the third floor space for services on Sunday. During the week the 35 spaces will more than accommodate the pharmacy on the first floor and the office space on the second floor. He explained that 90% of the pharmacy's business is delivery to nursing homes and private residences. He further explained that the portion of the lot that is zoned DR 16 has been used for commercial parking since it was authorized in Case No. 1969-0200-A. Finally, Mr. Doak explained that the setback variances granted in that case, and in Case No. 1986-0074-A are no longer needed since they were related to a building addition that never occurred, and to the canopy that will be removed under the amended site plan in this case.

Based on this record evidence I find that the special hearing relief can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare. As explained above, the portion of this parcel zoned DR 16 is anomalous in this location since all the surrounding parcels are zoned BR. Further this portion of the lot has been used for commercial parking for decades and is the best use of this square footage.

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

(1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and

(2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

The property has already been found to be unique in the previous variance cases discussed above. The petitioner will experience practical difficulty and hardship if the variance relief is not granted because they will not be able to construct the planned improvements. I find that the variances can be granted within the spirit and intent of the BCZR and without causing harm to the public health, safety, or welfare. Specifically, I find that given the unique mix of uses on the property that there is more than adequate parking provided. Further, the variance from BCZR § 238.2 is a formality since there is already a 0' side setback since the subject building shares a common wall with the adjoining commercial structure. I further find that the proposed addition to the building is a beneficial upgrade to the property and to the surrounding businesses.

THEREFORE, IT IS ORDERED this 1st day of **March, 2021**, by this Administrative Law Judge, that the Petition for Special Hearing seeking relief to permit existing business parking in a residential zone (DR 16), and to amend Case Nos. 1969-0200-A and 1986-0074-A is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance from BCZR § 409.6.A.2 to permit 35 parking spaces in lieu of the required 42 parking spaces is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance from BCZR § 238.2 to permit a side yard setback of 0 feet in lieu of the required 30 feet is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

# Transmittal

Land Use Expert & Surveyor

Date **4/23/21**

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

PROVIDE TO **Baltimore County ALJ Paul Mayhew**

COMMENTS **Case #2020-0270-SPHA**

| Date | # | Description | Request |
|---|---|---|---|
| 4/23/21 | 1 | Spirit and Intent request | |
| | | Joe Merrey and the Office of Zoning requested that I submit this request directly to you for your consideration. Thank you for your timely response. | |
| | | Please feel free to email me with any questions you may have or if you need anything else. | |

April 23, 2021 (amended May 20, 2021)

Paul Mayhew
Baltimore County Managing Administrative Law judge
105 West Chesapeake Avenue
Towson, MD 21204

Re: Case #2020-0270-SPHA

Dear Mr. Mayhew,

As a step in the project process, we applied to the Development Review Committee (DRC) for approval of an A-6 limited exemption (go straight to building permit). As a part of the DRC review, Joe Merrey discovered that six parking spaces were drafted with incorrect dimensions and therefore we are left with three of the six. I have enclosed a portion of the zoning plan that shows the amendment (S&I #1).

Joe questioned the number of small car spaces utilized. At the time of the hearing, we showed 23 large car spaces and 12 small car spaces for a total of 35 spaces. He was not concerned about it since the spaces were labeled as such and the plan was approved as a part of your order.

We now show 20 large car and 12 small car parking spaces. The spaces that were lost were parallel large car spaces. That provides us with 32 total spaces (S&I #2).

Joe also questioned the parking space within 10 feet of the state road right of way. That is a space that has existed since 1970 when the building and parking were built. This space is also shown on an enclosed portion of the zoning plan (S&I #3).

You may remember that our request for a special hearing and variances were concerning setbacks and parking. You may also remember that we had no one attend the hearing in concern or opposition.

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spaces when the subject property is located within a Commercial Revitalization District. I have enclosed a map of the Liberty Road Commercial Revitalization Districts. The subject property is shown with a pink dot (S&I #5).

That would reduce the total number of required parking spaces to 41
(Reduction = 3,707 sf (office area) x 3.5 = 12.974 minus 15% (1.94)= 1)
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I thank you very much for your consideration of this request.

Bruce E. Doak

AGREED AND ACCEPTED:

PAUL M. MAYHEW
Managing Administrative Law Judge

Date: May 20, 2021

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

## Debra Wiley

**From:** Debra Wiley
**Sent:** Thursday, May 20, 2021 1:19 PM
**To:** 'Bruce Doak'
**Cc:** Joseph C Merrey; Donna Mignon
**Subject:** Spirit and Intent Letter - Case No. 2020-0270-SPHA
**Attachments:** 20210520131852482.pdf

Good Afternoon,

Please find attached ALJ Mayhew's acceptance and signature for the above-referenced matter.

Have a great and safe day.

-----Original Message-----
From: adminhearingscpr@baltimorecountymd.gov <adminhearingscpr@baltimorecountymd.gov>
Sent: Thursday, May 20, 2021 1:19 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Message from "RNP002673F6C9D3"

This E-mail was sent from "RNP002673F6C9D3" (MP 3055).

Scan Date: 05.20.2021 13:18:52 (-0400)
Queries to: adminhearingscpr@baltimorecountymd.gov

April 23, 2021

Paul Mayhew
Baltimore County Managing Administrative Law judge
105 West Chesapeake Avenue
Towson, MD 21204

Re: Case #2020-0270-SPHA

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Bruce E. Doak

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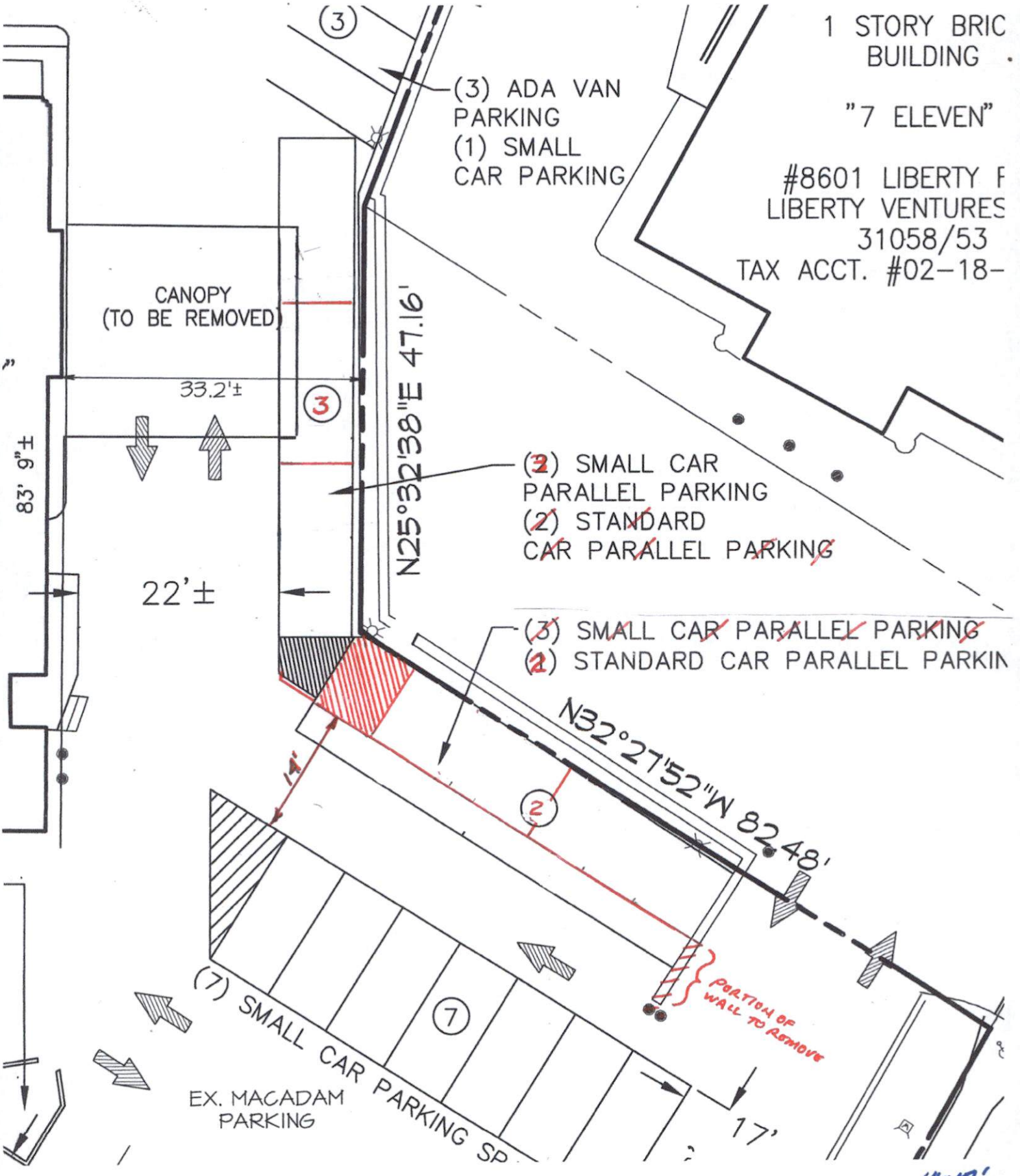
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com


1 STORY BRIC
BUILDING
"7 ELEVEN"
#8601 LIBERTY F
LIBERTY VENTURES
31058/53
TAX ACCT. #02-18-
(3) ADA VAN PARKING
(1) SMALL CAR PARKING
CANOPY (TO BE REMOVED)
33.2'±
83' 9"±
22'±
N25°32'38"E 47.16'
(2) SMALL CAR PARALLEL PARKING
(2) STANDARD CAR PARALLEL PARKING
(3) SMALL CAR PARALLEL PARKING
(2) STANDARD CAR PARALLEL PARKIN
N32°27'52"W 82.48'
14'
PORTION OF WALL TO REMOVE
(7) SMALL CAR PARKING SP
EX. MACADAM PARKING
17'
1"=14'

(S & I #1)

8. Improvements: Two story masonry & parking lot. The existing building and parking lot will remain.

## Zoning

Zoning: BR & DR 16

Previous zoning cases on the subject parcels:

R-1960-4914- to permit BL zoning (approved)

1969-0200-A- SE corner setback variance of 20. (addition to building never constructed -not applicable)
NW corner setback variance of 24.5. (on the adjoining property- not applicable)

1986-0074-A- side yard setback of 12. in lieu of 22.5. for building canopy
(canopy to be removed- therefore not applicable)

Parking Calculations

Existing First Floor (retail (general) sales- 3,707 sf): Required parking spaces: 19
(5 parking spaces per 1000 square feet of gross floor area per section 409.6A.2 BCZR)

Proposed Second Floor (office-3,707 sf): Required parking spaces: 13 (3.3 x 3.707) - 1 = 12
(3.3 parking spaces per 1000 square feet of gross floor area per section 409.6A.2 BCZR)

Proposed Third Floor church- 3,707 sf): Required parking spaces: 10 (40÷4)
(1 parking space per 4 seats per section 409.6A.2 BCZR)

Total parking spaces required: ~~45~~ 41
Parking spaces provided on site: ~~35~~ 32

BR Setbacks for Commercial Buildings (per Sect. 238 BCZR)

Front: 50 feet from the property line on a dual highway
Side / Rear: 30 feet from the property line

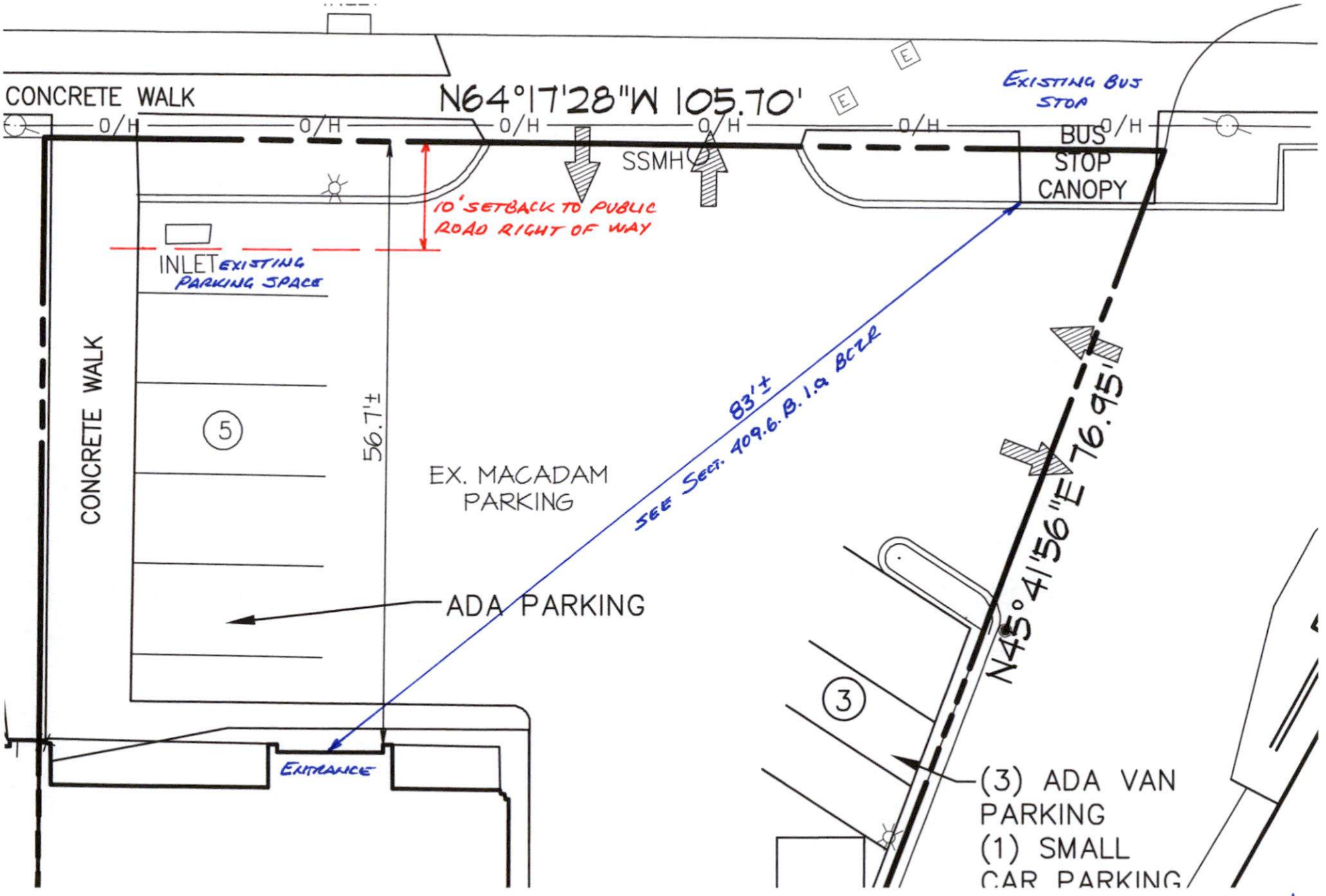
Floor Area Ratio: 3707 sf / 20,778 sf = 0.18 (existing) / 11,121 sf / 20,778 sf = 0.54 (proposed)
Allowed per Sect. 232.5 BCZR - 3.0

RDL land type: 1

by public water and sewer.
age tanks on the subject property

AMENDMENT TO ZONING PLAN NOTES

(5 of #2)


CONCRETE WALK
N64°17'28"W 105.70'
O/H
O/H
O/H
O/H
O/H
O/H
E
E
EXISTING BUS STOP
BUS STOP CANOPY
SSMH
10' SETBACK TO PUBLIC ROAD RIGHT OF WAY
INLET
EXISTING PARKING SPACE
CONCRETE WALK
5
56.7'±
EX. MACADAM PARKING
83'±
SEE SECT. 409.6.B.1.a BCZR
N45°41'56"E 76.95'
ADA PARKING
3
ENTRANCE
(3) ADA VAN PARKING
(1) SMALL CAR PARKING

1"=12'

(S&I #3)

a. The required number of off-street parking spaces for any office or industrial use may be reduced by five perc pedestrian entrance to the building is located within 1,000 feet walking distance of a transit stop on a Mass T Administration route with scheduled peak-period headway of 20 minutes or better. The number of spaces m by an additional ten percent if the office or industrial use is located in a Commercial Revitalization District, su approval of the Director of Permits, Approvals and Inspections pursuant to the procedure specified in Sectio Baltimore County Zoning Regulations.

[Bill No. 36-2013]

b. The required number of off-street parking spaces for any plan of development with a minimum of 750,000 square feet of gross leasable area in a C. T. District, except for a C.T. District within the Woodlawn Commercial Revitalization District, may be reduced by 25 percent if served by a transit stop on a Mass Transit Administration route with scheduled peak-period headway of 20 minutes or better.

[Bill No. 67-2016]

c. The required number of off-street parking spaces for any transit-oriented plan of development may be reduced up to 40 percent if served by a Mass Transit Administration Metro Rail station. [3]

2. Ridesharing adjustment. The required number of off-street parking spaces for any office or industrial use with 100 or more employees may be reduced by ten percent for participation in a continuous, personalized ridesharing assistance program.

[Bill No. 49-2016]

a. Conditions for approval. To qualify for a ten percent reduction, the owner or lesser shall meet the following requirements:

(1) Actively participate in the regional ridesharing program, as administered by the State of Maryland or Baltimore County.

(2) Assign an on-site ridesharing coordinator to periodically interact with the regional ride-sharing program and promote the program internally to employees.

(3) Establish an in-house carpool promotion and matching program and provide such maps, displays and materials as are necessary to inform employees of its availability.

(4) Reserve a minimum of ten percent of all parking spaces for carpools or vanpools and have those spaces so designated by appropriate signage.

(5) Demonstrate to the satisfaction of the Zoning Commissioner that, in the event of future noncompliance, it will be feasible to either construct or lease the additional required parking spaces.

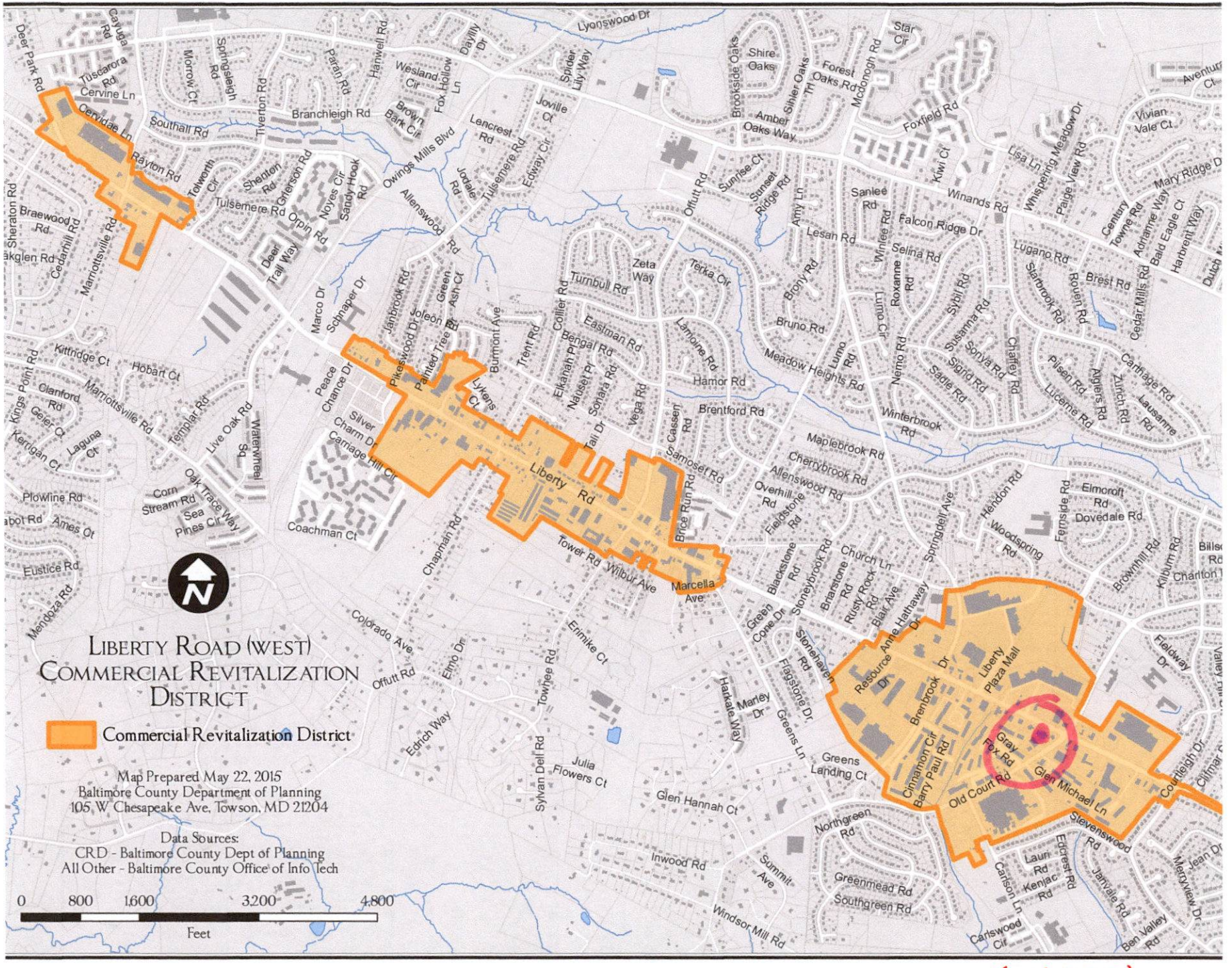
(6) Certify annually to the Zoning Commissioner that these criteria are being met.

b. Penalties for noncompliance. If the criteria for the reduction in the required number of off-street parking spaces are no longer being met, the owner or lessee shall be required to construct or lease additional parking spaces equal in number to the reduction granted. Failure to construct or lease the required additional parking spaces is a violation of these Zoning Regulations.

3. Shared parking adjustment. Two or more uses shall be permitted to share their off-street parking spaces in a



(5 of 14)


LIBERTY ROAD (WEST)
COMMERCIAL REVITALIZATION
DISTRICT
Commercial Revitalization District
Map Prepared May 22, 2015
Baltimore County Department of Planning
105 W. Chesapeake Ave, Towson, MD 21204
Data Sources:
CRD - Baltimore County Dept of Planning
All Other - Baltimore County Office of Info Tech
0 800 1,600 3,200 4,800
Feet
N
Liberty Rd
Liberty Plaza Mall
Deer Park Rd
Tuscarora Rd
Cervine Ln
Cervidae Ln
Rayton Rd
Southall Rd
Branchleigh Rd
Owings Mills Blvd
Tulsemere Rd
Marriottsville Rd
Braewood Rd
Cedarhill Rd
Kittridge Ct
Hobart Ct
Clanford Rd
Kerrigan Ct
Laguna Ct
Templar Rd
Live Oak Rd
Waterwheel Sq
Corn Stream Rd
Sea Pines Cir
Oak Trace Way
Plowline Rd
Ames Ct
Eustice Rd
Mendoza Rd
Coachman Ct
Silver Charm Dr
Carriage Hill Cir
Peace Chance Dr
Marco Dr
Schnaper Dr
Jantbrook Rd
Pikeswood Dr
Joleon Rd
Green Ash Ct
Painted Tree Dr
Burmont Ave
Trent Rd
Colliet Rd
Turnbull Rd
Eastman Rd
Bengal Rd
Elkanah Pl
Natset Pl
Sonara Rd
Tali Dr
Vega Rd
Lykens Ct
Zeta Way
Terka Cir
Lamoine Rd
Hamor Rd
Brentford Rd
Samoset Rd
Brice Run Rd
Tower Rd
Wilbur Ave
Marcella Ave
Chapman Rd
Colorado Ave
Offutt Rd
Elmo Dr
Edrich Way
Towhee Rd
Erinike Ct
Sylvan Dell Rd
Julia Flowers Ct
Glen Hannah Ct
Inwood Rd
Summit Ave
Windsor Mill Rd
Harkale Way
Marley Dr
Greens Ln
Greens Landing Ct
Northgreen Rd
Greenmead Rd
Southgreen Rd
Flagstone Dr
Stonehaven Rd
Green Cone Dr
Blackstone Rd
Fieldstone Rd
Overhill Rd
Allenswood Rd
Cherrybrook Rd
Maplebrook Rd
Winterbrook Rd
Meadow Heights Rd
Bruno Rd
Brony Rd
Lesan Rd
Falcon Ridge Dr
Winands Rd
Foxfield Rd
Amber Oaks Way
Forest Oaks Rd
Shire Oaks
Brookside Oaks
Sunrise Ct
Sunset Ridge Rd
Amy Ln
Sanlee Rd
Winlee Rd
Roxanne Rd
Selina Rd
Sybil Rd
Susanna Rd
Sonya Rd
Sigrid Rd
Sadie Rd
Charley Rd
Nemo Rd
Lumo Rd
Lumo Cir
Lyonswood Dr
Spider Lily Way
Joville Ct
Lencrest Rd
Edway Cir
Wesland Cir
Fox Hollow Ln
Brown Bark Cir
Daylily Dr
Hanwell Rd
Parain Rd
Tiverton Rd
Morrow Ct
Springsleigh Rd
Cayuga Rd
Totworth Cir
Shenton Rd
Griterson Rd
Noyes Cir
Sandy Hook Rd
Deer Trail Way
Orpin Rd
Allenswood Rd
Jodale Rd
Sheraton Rd
Akglen Rd
Star Cir
Mcdonogh Rd
Aventurn Ct
Vivian Vale Ct
Lisa Ln
Whispering Meadow Dr
Paige View Rd
Kiwi Ct
Mary Ridge Dr
Century Towne Rd
Adrianne Way
Bald Eagle Ct
Harbrett Way
Dutch
Lugano Rd
Starbrook Rd
Rouen Rd
Brest Rd
Cedar Mills Rd
Carthage Rd
Lausanne Rd
Pilsen Rd
Algiers Rd
Zurich Rd
Lucerne Rd
Elmoroft Rd
Dovedale Rd
Ferpside Rd
Hendon Rd
Woodspring Rd
Springdell Ave
Church Ln
Briarstone Rd
Stoneybrook Rd
Rusty Rock Rd
Blair Ave
Annie Hathaway Dr
Resource Dr
Brenbrook Dr
Cinnamon Cir
Barry Paul Rd
Gray Fox Rd
Old Court Rd
Glen Michael Ln
Stevenswood Rd
Laurl Rd
Kenjac Rd
Edgcrest Rd
Carlson Ln
Carlswood Cir
Jarvale Rd
Ben Valley Rd
Merryview Dr
Jean Dr
Brownhill Rd
Kilburn Rd
Fieldway Dr
Courtleigh Dr
Billsc Rd
Charlton

(s 1 / #5)

CASE #2020- 0270-SPHA EXHIBITS
(In the order of submittal)

DM
3/1/21

1) Zoning Hearing Petitions Being Requested (amended)

2) Plan to Accompany a Zoning Petition (amended 2/07/21)

3) Plan to Accompany a Zoning Petition (original)

4) GIS photo (property outlined)

5) GIS (property in blue)

BW
4-1-21

6) 6 ( building footprint) 6A & B (building elevations)

7) A-J Site Photos

8) Letter from adjoining owner granting parking rights

9) Letter from owner / Petitioner

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

Zoning Hearing Petitions Being Requested

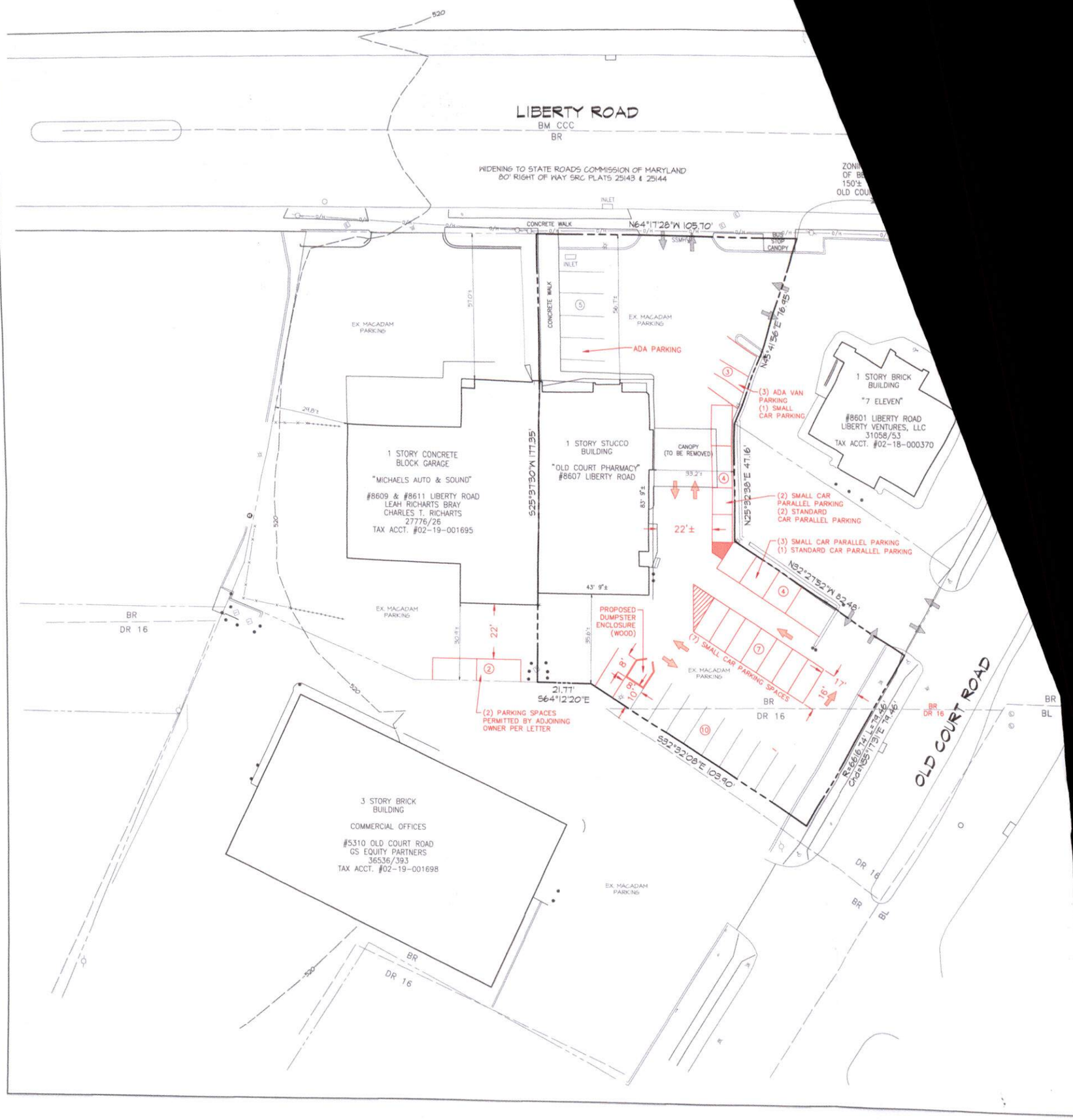
Special Hearing to permit existing commercial parking in a residential zone (DR 16)

Special Hearing to amend Case #1969-0200-A and Case #1986-0074-A

Variance to permit a side yard setback of 0 feet in lieu of the required 30 feet per Sect. 238.2 BCZR - common wall w/ Auto Store

Variance to permit 35 parking spaces in lieu of the required 42 parking spaces per Sect. 409.6.A.2 BCZR. The 35 parking spaces will be utilized (retail & office) at different days and times than the remaining 10 parking spaces (church).

PET. EXHIBIT #1


LIBERTY ROAD
BM CCC
BR
WIDENING TO STATE ROADS COMMISSION OF MARYLAND
80' RIGHT OF WAY SRC PLATS 25143 & 25144
INLET
CONCRETE WALK
N64°17'28"W 105.70'
BUS STOP CANOPY
EX. MACADAM PARKING
ADA PARKING
N53°41'56"E 76.95'
(3) ADA VAN PARKING
(1) SMALL CAR PARKING
1 STORY BRICK BUILDING
"7 ELEVEN"
#8601 LIBERTY ROAD
LIBERTY VENTURES, LLC
31058/53
TAX ACCT. #02-18-000370
1 STORY CONCRETE BLOCK GARAGE
"MICHAELS AUTO & SOUND"
#8609 & #8611 LIBERTY ROAD
LEAH RICHARTS BRAY
CHARLES T. RICHARTS
27776/26
TAX ACCT. #02-19-001695
S25°37'30"W 177.35'
1 STORY STUCCO BUILDING
"OLD COURT PHARMACY"
#8607 LIBERTY ROAD
CANOPY (TO BE REMOVED)
N25°32'38"E 47.16'
(2) SMALL CAR PARALLEL PARKING
(2) STANDARD CAR PARALLEL PARKING
22'±
(3) SMALL CAR PARALLEL PARKING
(1) STANDARD CAR PARALLEL PARKING
N82°27'52"W 82.48'
PROPOSED DUMPSTER ENCLOSURE (WOOD)
(7) SMALL CAR PARKING SPACES
21.77'
S64°12'20"E
(2) PARKING SPACES PERMITTED BY ADJOINING OWNER PER LETTER
S32°32'08"E 103.90'
R=666.74' L=74.46'
CHORD N59°17'31"E 74.46'
OLD COURT ROAD
BR
DR 16
BL
3 STORY BRICK BUILDING
COMMERCIAL OFFICES
#5310 OLD COURT ROAD
GS EQUITY PARTNERS
36536/393
TAX ACCT. #02-19-001698


VICINITY MAP - SCALE: 1" = 2000'

MARYLAND COORDINATE SYSTEM
NAD83/2011

N

BR AS

CONCRETE WALK

## Site Information

1. Geographic: God With Us LLC
8607 Liberty Road Randallstown, MD 21133
2. Address: 8607 Liberty Road
3. Deed references: SM 31415/153
4. Area: 0.477 acre (per 31415/153) 20,778 sf (per SDAT).
5. Tax Map 77, Parcel 388, Tax account #02-19-001996
6. Election District: 2, Councilmanic District: 4
ADC Map: 42406, Grid: G8, Tile: 07782, Position sheet: 24NW31
Census Tract: 402503, Census Block: 2402542503002
Schools: Winfield ES, Windsor Mill MS, Randallstown HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County.
All other information shown hereon is taken from Baltimore County GIS tile 07782 and the information provided by Baltimore County on the internet.
8. Improvements: Two story masonry & parking lot. The existing building and parking lot will remain.

## Zoning

Zoning: BR & DR 16
Previous zoning cases on the subject parcels:
R-1980-0014-A- to permit BL zoning (approved)
1989-0200-A- SE corner setback variance of 20. (addition to building never constructed -not applicable)
NW corner setback variance of 41.5 (on the adjoining property- not applicable)
(canopy to be removed- therefore not applicable)
1986-0074-A- side yard setback of 12 in lieu of 22.5 for building canopy

Parking Calculations
Existing First Floor (retail (general) sales)- 3,707 sf; Required parking spaces: 13
(9 parking spaces per 1000 square feet of gross floor area per section 409.6A.3 BCZR)
Proposed Second Floor (office-3,707 sf); Required parking spaces: 13 (3.3 x 3,707)
(3.3 parking space per 1000 square feet of gross floor area per section 409.6A.2 BCZR)
Proposed Third Floor church- 3,707 sf); Required parking spaces: 13 (3.3 x 3,707)
(1 parking space per 4 seats per section 409.6A.3 BCZR)
Total parking spaces required: 45
Parking spaces provided on site: 35

BR Setbacks for Commercial Buildings (per Sect. 238 BCZR)
Front: 50 feet from the property line on a dual highway
Side / Rear: 30 feet from the property line

Floor Area Ratio: 3,707 sf / 20,778 sf = 0.18 (existing) / 11,121 sf / 20,778 sf = 0.54 (proposed)
Allowed per Sect. 232.5 BCZR - 3.0

## Environmental

Watershed: Patapsco River UEL land type: 1
1. The existing building is served by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

## Planning

Regional Planning District: Randallstown District Code: 312
1. The subject building is not historic. The subject property is not in a historic district.

## Proposed Development

To construct two additional stories on the existing building for commercial use

0 20 40 60

REVISION

# PLAN TO ACCOMPANY A ZONING PETITION

## PROPERTY OF GOD WITH US, LLC

BALTIMORE COUNTY, MARYLAND
2nd ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

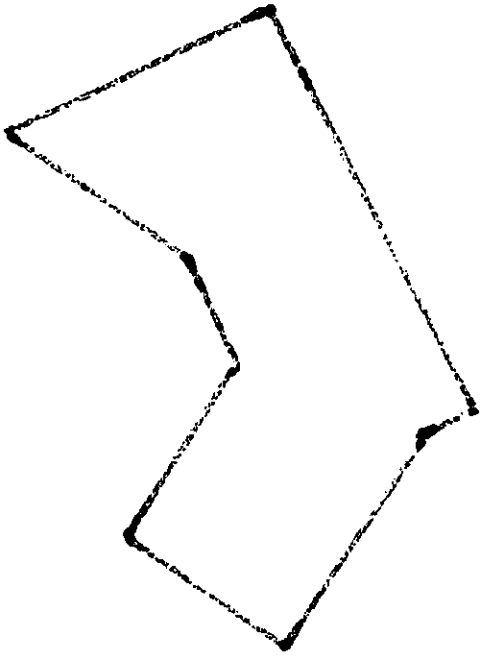
3/7/21 AMEND THE PARKING DESIGN AND PARKING NOTES, ADD DUMPSTER ENCLOSURE, ADD

Date: November 3, 2020
Scale: 1" = 20'

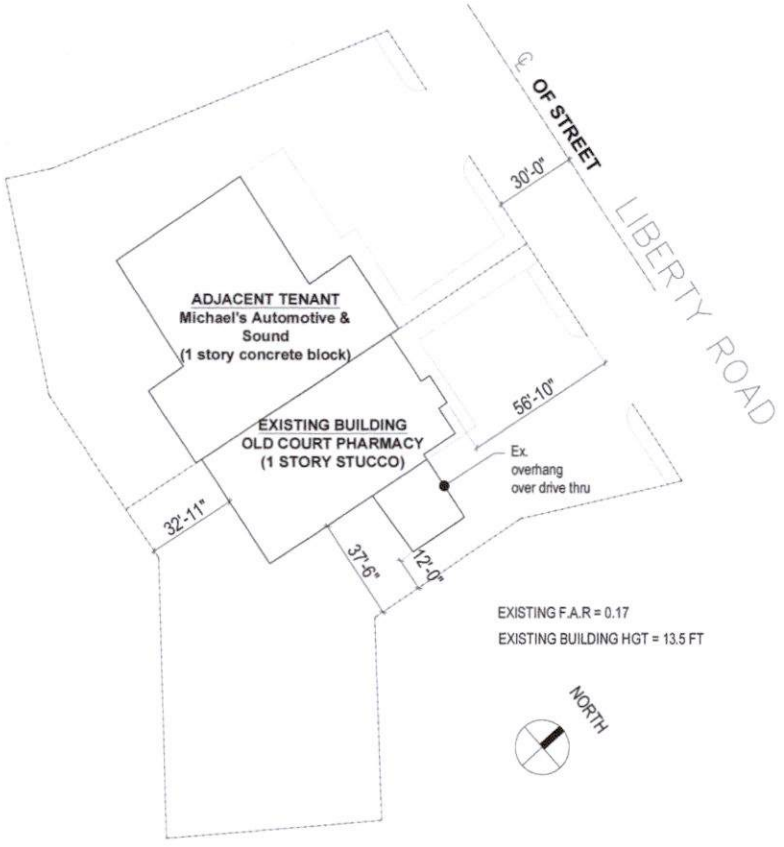
Bruce E. Dook Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdook@brucedookconsulting.com

Pet. EXHIBIT #2

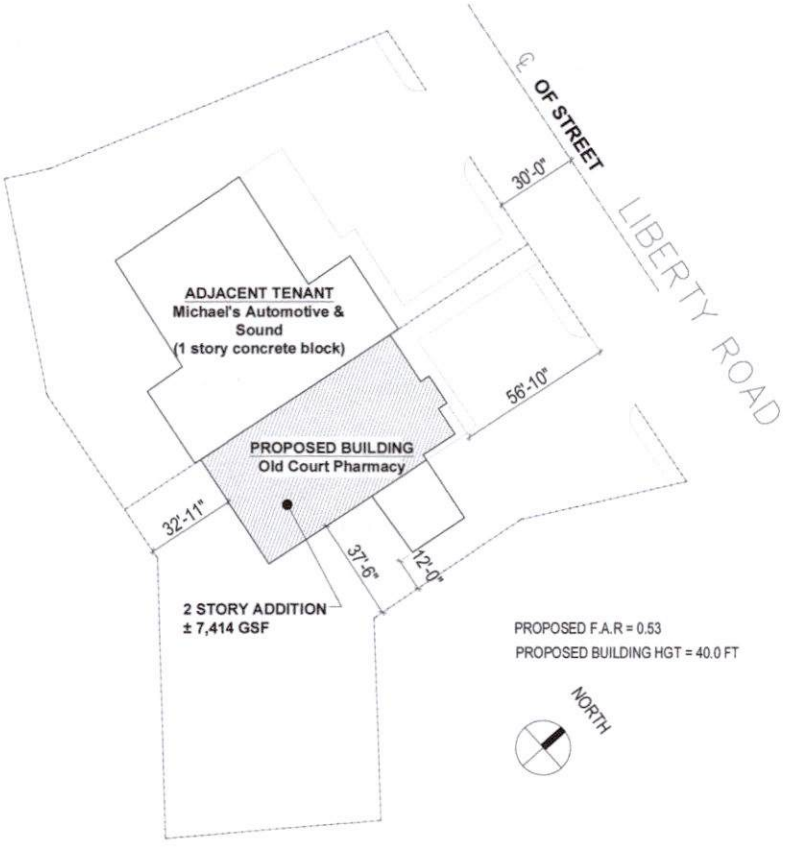
Pet. Exhibit #4




PET. EXHIBIT #5




1 A-100 EXISTING SITE PLAN
SCALE : 1" = 20'




2 A-100 PROPOSED SITE PLAN
SCALE : 1" = 20'

W+W
architecture
consulting
interiors

General Notes:

1. DO NOT SCALE DRAWINGS. Verify all conditions in the field prior to construction. Notify the Designer of any discrepancies.

2. All dimensions are to face of drywall, unless otherwise noted.

PROJECT:
OLD COURT PHARMACY ADDITION
8607 LIBERTY ROAD
RANDALLSTOWN, MD 21133

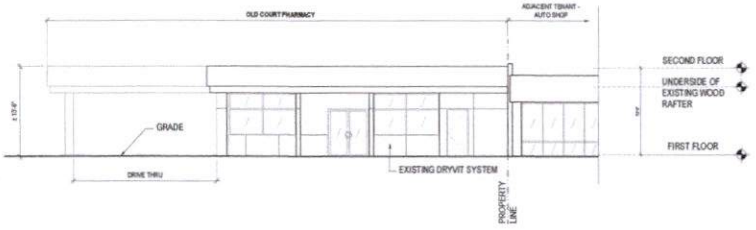
SHEET TITLE:
SITE PLAN

DATE:

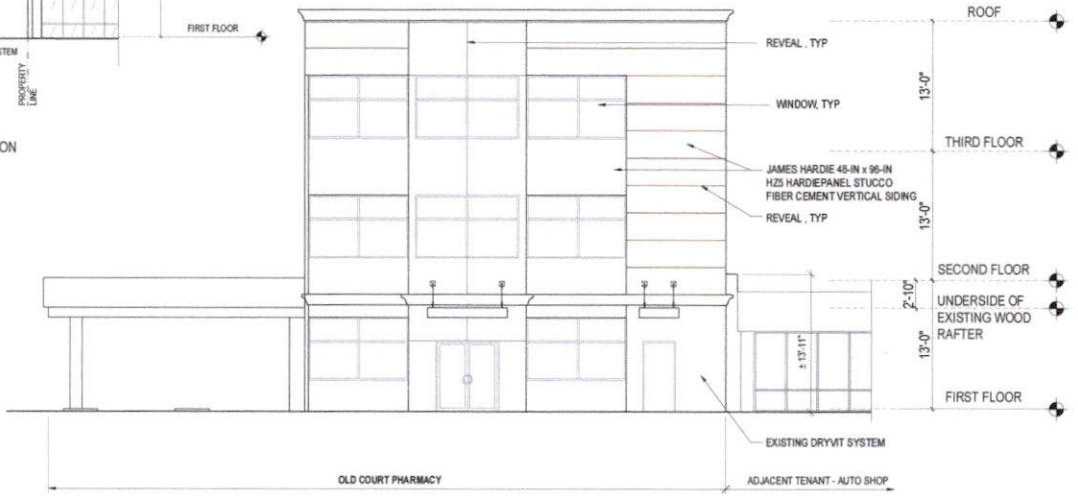
SEAL:

| | |
|---|---|
| Scale: | As Shown |
| Job No.: | --- |
| Drawn by: | CB |
| Checked by: | CB |
| Sheet No.: | A-100 |

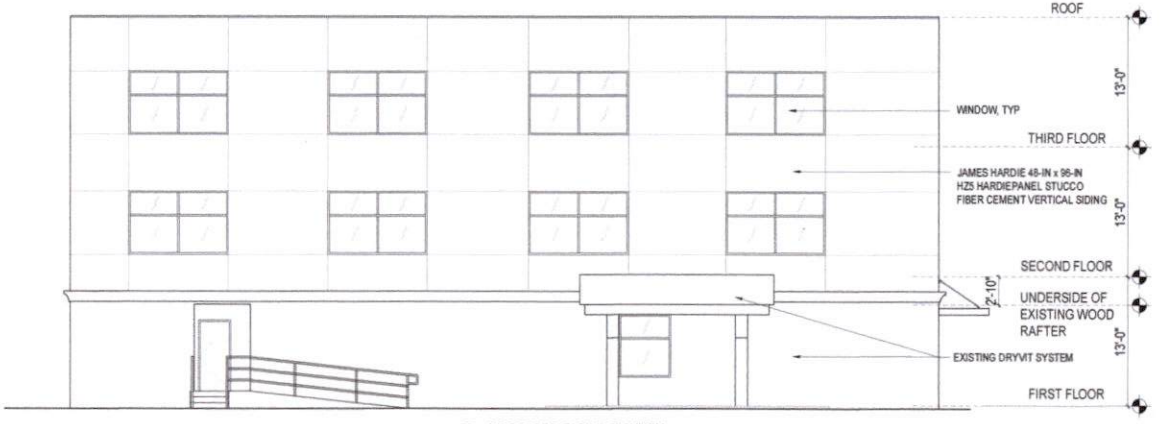
PET. EXHIBIT # 6 A




3 A-201 EXISTING NORTH ELEVATION
SCALE : 3/16" = 1'-0"




2 A-201 PROPOSED NORTH ELEVATION
SCALE : 3/16" = 1'-0"




1 A-201 PROPOSED EAST ELEVATION
SCALE : 3/16" = 1'-0"

W+W
architecture
consulting
interiors

General Notes:

1. DO NOT SCALE DRAWINGS. Verify all conditions in the field prior to construction. Notify the Designer of any discrepancies.

2. All dimensions are to face of drywall, unless otherwise noted.

PROJECT
OLD COURT PHARMACY ADDITION
8607 LIBERTY ROAD
RANDALLSTOWN, MD 21133

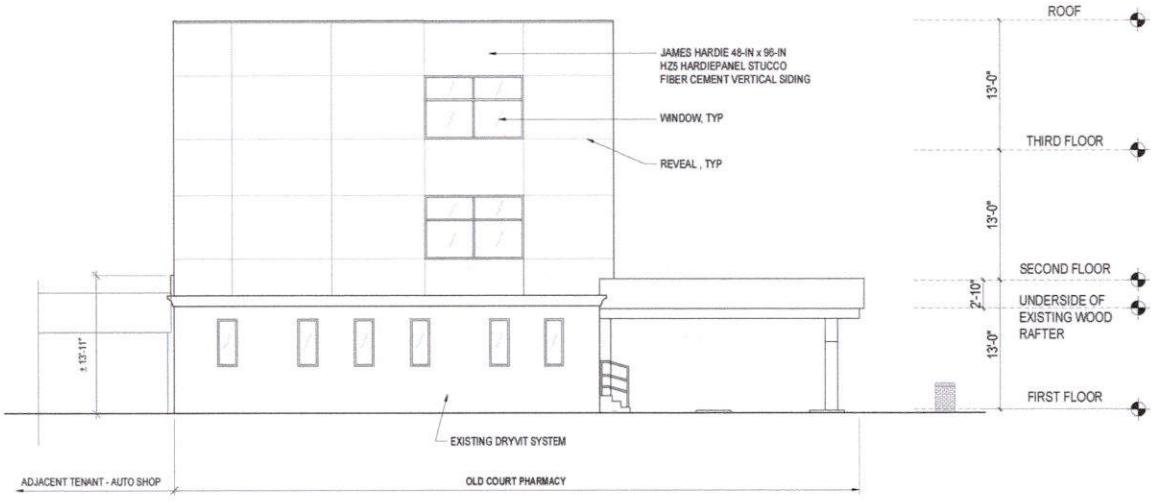
SHEET TITLE:
EXTERIOR ELEVATION

DATE:

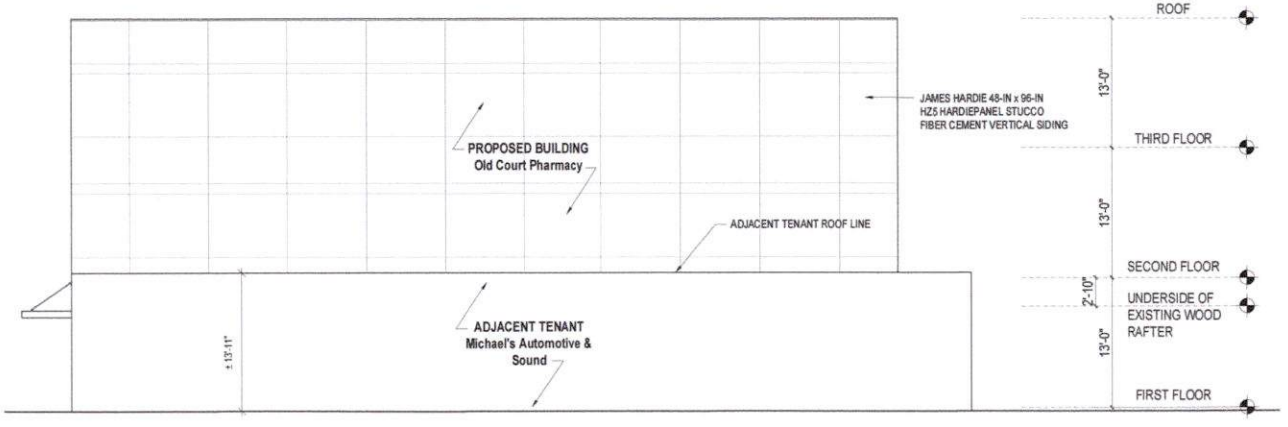
SEAL:

| | |
|---|---|
| Scale: | As Shown |
| Job No.: | ---- |
| Drawn by: | CI |
| Checked by: | CB |
| Sheet No.: | A-201 |

PET. EXHIBIT # 6B




2 A-202 PROPOSED SOUTH ELEVATION
SCALE : 3/16" = 1'-0"




1 A-202 PROPOSED WEST ELEVATION
SCALE : 3/16" = 1'-0"

W+W
architecture
consulting
interiors

5609 ILLINOIS AVE NW ■ WASHINGTON, DC 20011
tel: 202-491.0329 ■ wendy.pyle@gmail.com

General Notes:

1. DO NOT SCALE DRAWINGS. Verify all conditions in the field prior to construction. Notify the Designer of any discrepancies.

2. All dimensions are to face of drywall, unless otherwise noted.

PROJECT
OLD COURT PHARMACY ADDITION
8607 LIBERTY ROAD
RANDALLSTOWN, MD 21133

SHEET TITLE:
EXTERIOR ELEVATION

DATE:

SEAL:

| | |
|---|---|
| Scale: | As Shown |
| Job No.: | ---- |
| Drawn by: | GI |
| Checked by: | GR |
| Sheet No.: | A-202 |

PET. EXHIBIT #6C


PET. EXHIBIT #7A


Pet. Exhibit #7B


Pet. Exhibit #7C


PET. EXHIBIT #7D


PET. EXHIBIT # 7E


PET. EXHIBIT #7F


PET. EXHIBIT #7G


PET. EXHIBIT #7H

PET. EXHIBIT #7F


PET. EXHIBIT #7J

PET. EXHIBIT #8

Mike's Auto
8609 Liberty Road
Randallstown, MD 21133
Ph: 410-922-8411

To The Zoning Advisory Committee

God with Us LLC is my neighbor (8607 Liberty Road) applying for special permit for their proposed new building development.

It is okay for their tenants to use my space for additional parking.

Thank you.

Michael AYD

1-28-2021

Michael's Automotive & Sound Inc
8609 Liberty Rd.
Randallstown, MD 21133

PET. EXHIBIT #9

GOD With US LLC
8607 Liberty Road
Randallstown MD 21133

**Case Number 20-270**

**To Zoning Advisory Committee.**

1. The available parking space will be sufficient for the proposed renovation.

**2** .There will not be an over-intensification of the property based on the following reason:

**FIRST FLOOR:**

i. Old Court Long Term Care Pharmacy whose primary business is delivery of medication to patients in nursing homes.

ii. 99% of our patients live in nursing homes and do not come to the pharmacy for their medication but we deliver to them.

iii. The pharmacy will be the only tenant occupying all the first level.

iv.The remaining space in the first level will be used for pharmacy supplies , storage that we lack right now, mechanical rooms for the elevator and electrical. These do not require any parking space.

**3.** The drive-through canopy will be knocked down and will provide additional seven parking spaces to the existing ones.

**4. SECOND FLOOR:**

i. The current tenants (2) in the back of the building will relocate to the 2nd level upon completion.

ii Top care Residential, one of the tenants relocating to the 2nd floor does the bulk of their business outside the premises but will use the new office for their correspondence.

**5. THIRD FLOOR:**

i. The 3rd level will be occupied by a small family church (10 Families) that meets only on Sundays (10am-1:00pm) of which I am one of the pastors.

ii On weekdays, the church is closed and does not require any parking spaces.

iii. On Sundays, offices and the pharmacy are closed.

**6**. The church meeting will have no impact at all on the parking because the church will be closed on Monday-Saturday.

**7**. The dumpster is located in the back of the building

**8**. Currently only about 25% of the parking is been utilized in any given day.

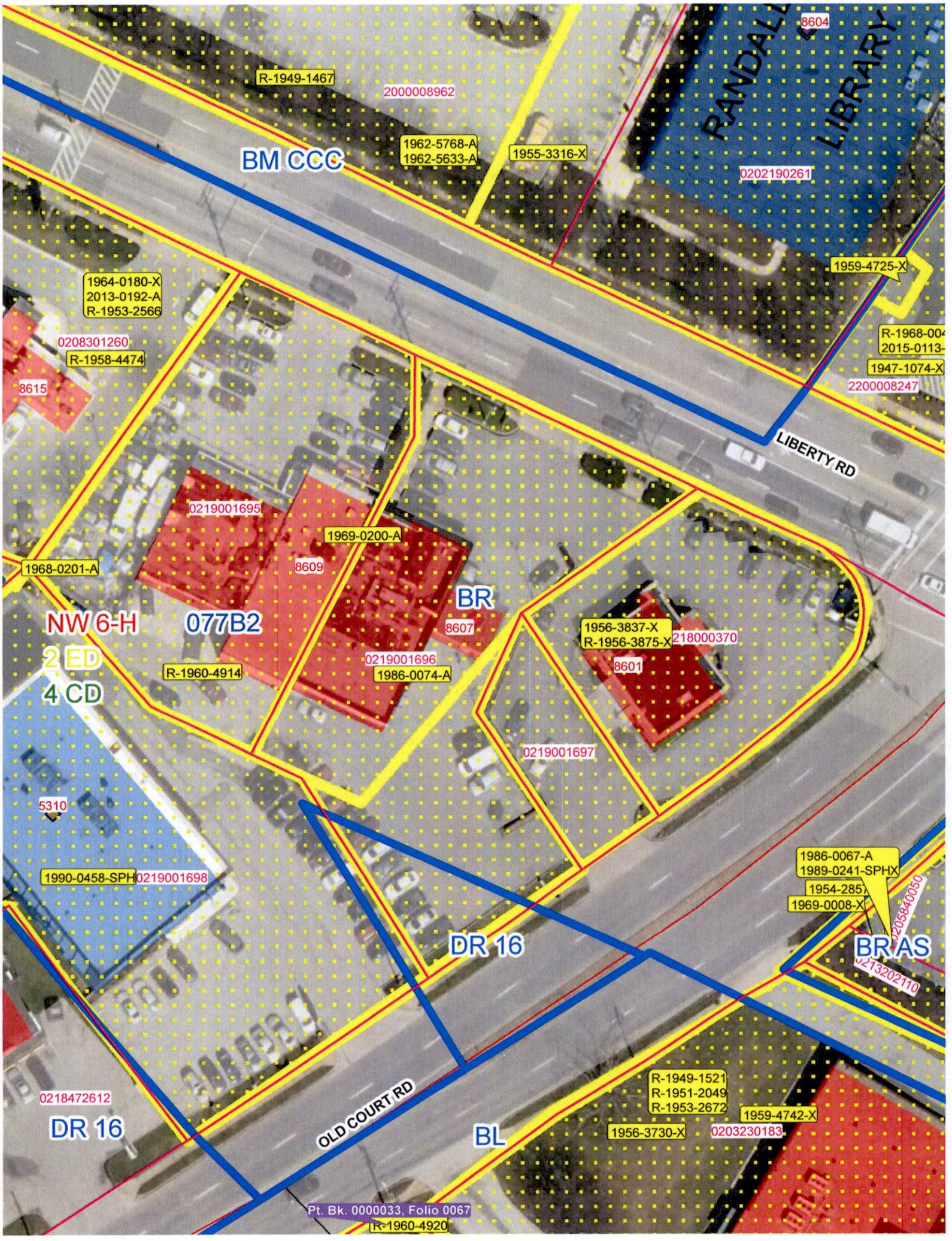
**9**. The available 75% will be ok for the remaining future tenants on the second floor.

Thank you for your consideration.

Emeka Nwodim

01/28/2021


Liberty Road
*Randallstown, MD 21133*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2015-0113-
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BR
8607
NW 6-H
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2 ED
4 CD
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1956-3837-X
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5310
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1986-0067-A
1989-0241-SPHX
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1969-0008-X
0205840050
BR AS
0213202110
DR 16
0218472612
DR 16
OLD COURT RD
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R-1951-2049
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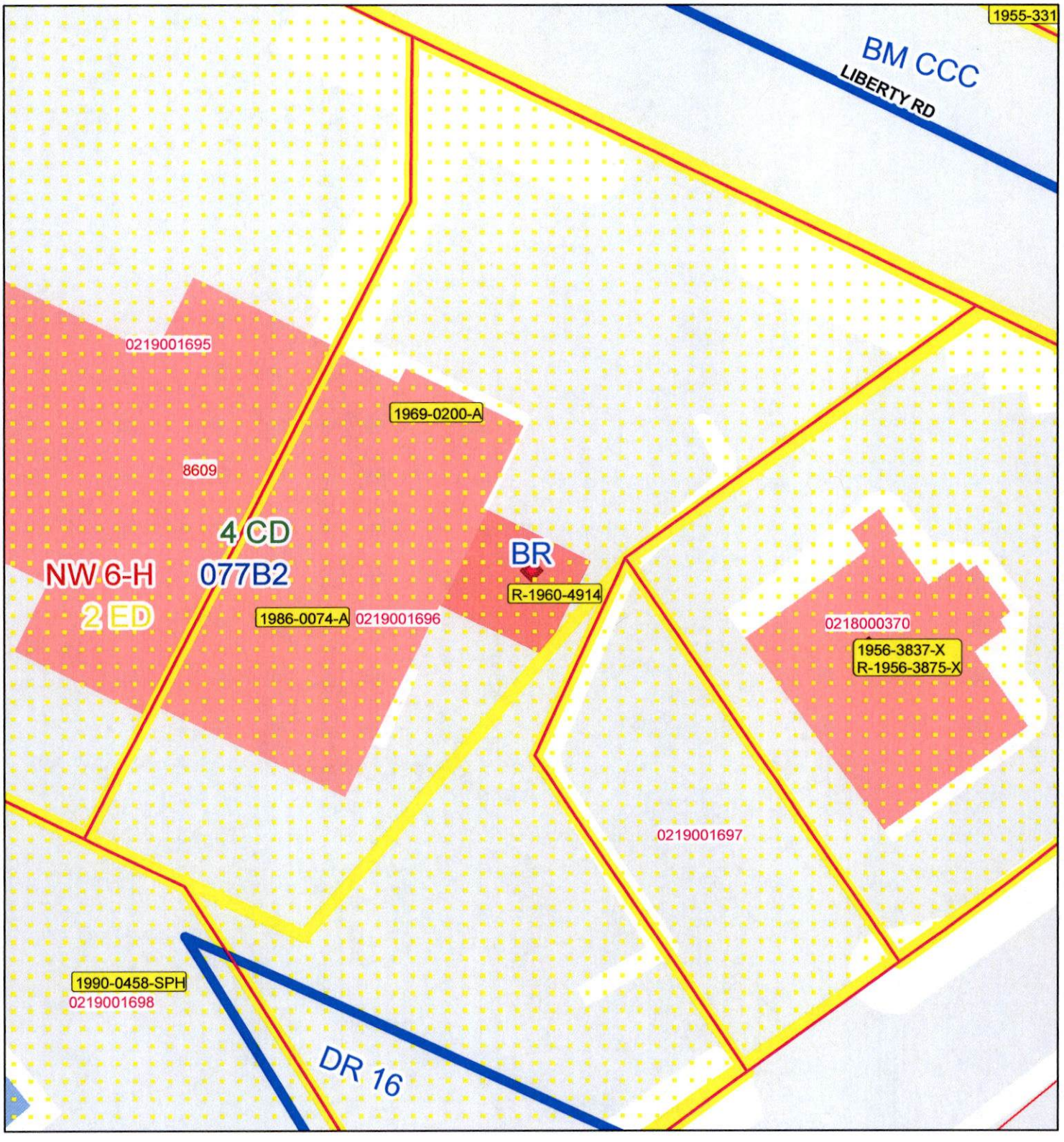
# 2020-0270-SPHA



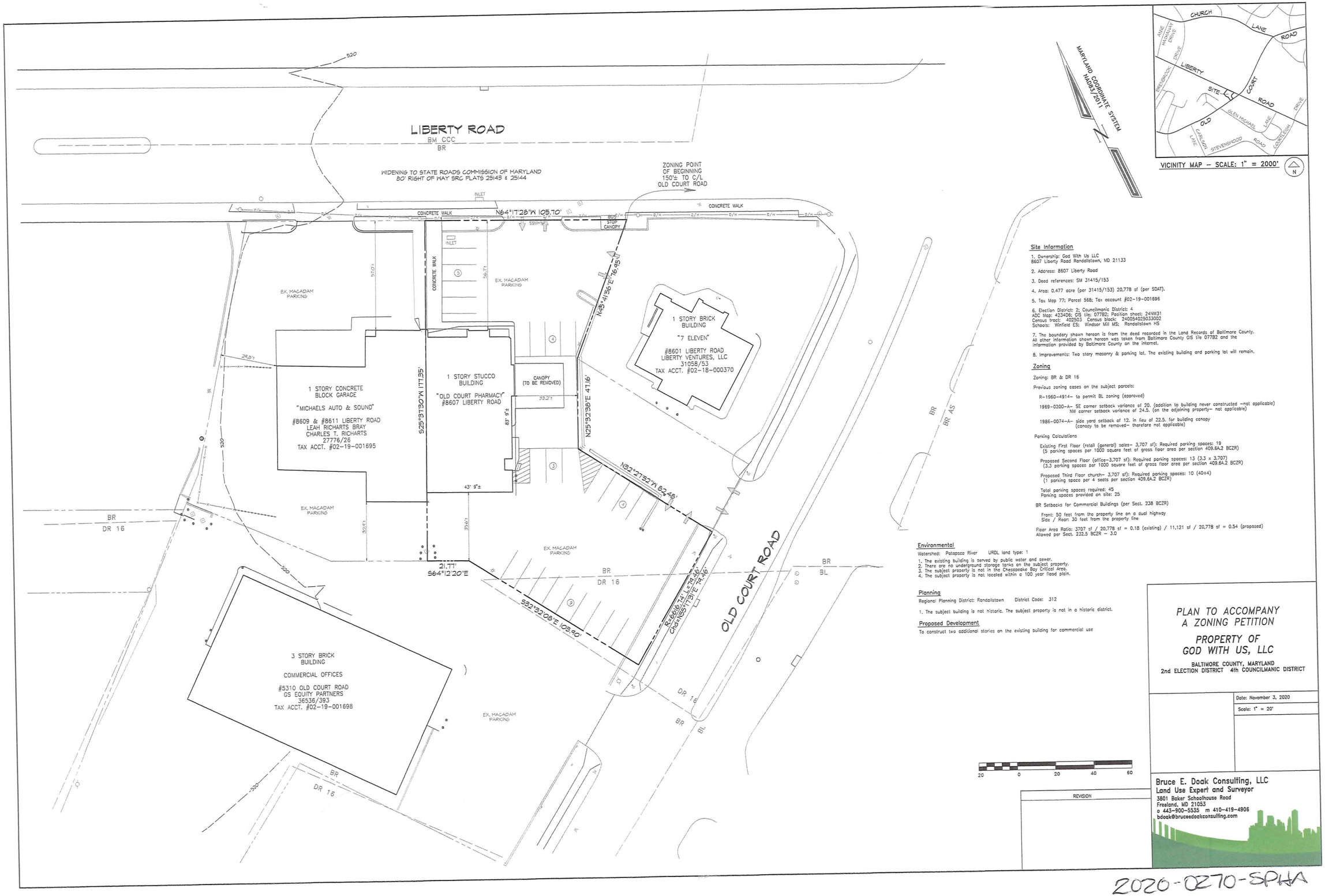

Publication Date: 11/5/2020

Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N
W E
S

0 5 10 20 30 40 Feet

1 inch = 30 feet




## Site Information

1. Ownership: God With Us LLC
8607 Liberty Road Randallstown, MD 21133

2. Address: 8607 Liberty Road

3. Deed references: SM 31415/153

4. Area: 0.477 acre (per 31415/153) 20,778 sf (per SDAT).

5. Tax Map 77; Parcel 568; Tax account #02-19-001696

6. Election District: 2; Councilmanic District: 4
ADC Map: 423406; GIS tile: 07782; Position sheet: 24NW31
Census tract: 402503 Census block: 240054025033002
Schools: Winfield ES; Windsor Mill MS; Randallstown HS

7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 07782 and the information provided by Baltimore County on the internet.

8. Improvements: Two story masonry & parking lot. The existing building and parking lot will remain.

## Zoning

Zoning: BR & DR 16

Previous zoning cases on the subject parcels:

R-1960-4914- to permit BL zoning (approved)

1969-0200-A- SE corner setback variance of 20. (addition to building never constructed -not applicable)
NW corner setback variance of 24.5. (on the adjoining property- not applicable)

1986-0074-A- side yard setback of 12. in lieu of 22.5. for building canopy
(canopy to be removed- therefore not applicable)

Parking Calculations

Existing First Floor (retail (general) sales- 3,707 sf): Required parking spaces: 19
(5 parking spaces per 1000 square feet of gross floor area per section 409.6A.2 BCZR)

Proposed Second Floor (office-3,707 sf): Required parking spaces: 13 (3.3 x 3,707)
(3.3 parking spaces per 1000 square feet of gross floor area per section 409.6A.2 BCZR)

Proposed Third Floor church- 3,707 sf): Required parking spaces: 10 (40÷4)
(1 parking space per 4 seats per section 409.6A.2 BCZR)

Total parking spaces required: 45
Parking spaces provided on site: 25

BR Setbacks for Commercial Buildings (per Sect. 238 BCZR)

Front: 50 feet from the property line on a dual highway
Side / Rear: 30 feet from the property line

Floor Area Ratio: 3707 sf / 20,778 sf = 0.18 (existing) / 11,121 sf / 20,778 sf = 0.54 (proposed)
Allowed per Sect. 232.5 BCZR – 3.0

## Environmental

Watershed: Patapsco River URDL land type: 1

1. The existing building is served by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

## Planning

Regional Planning District: Randallstown District Code: 312

1. The subject building is not historic. The subject property is not in a historic district.

## Proposed Development

To construct two additional stories on the existing building for commercial use

*PLAN TO ACCOMPANY*
*A ZONING PETITION*

*PROPERTY OF*
*GOD WITH US, LLC*

BALTIMORE COUNTY, MARYLAND
2nd ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

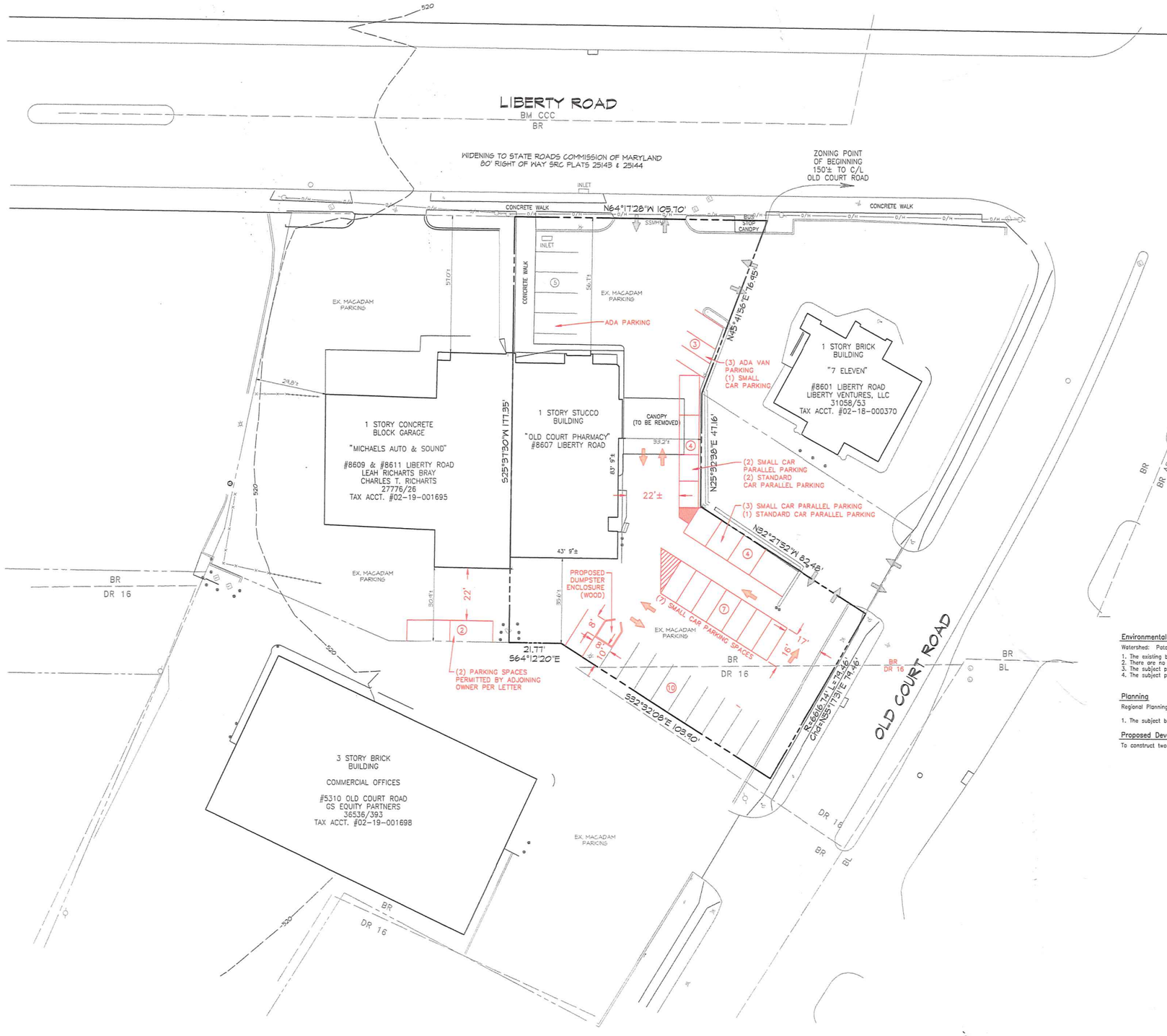
Date: November 3, 2020

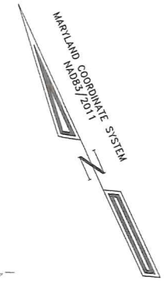
Scale: 1" = 20'

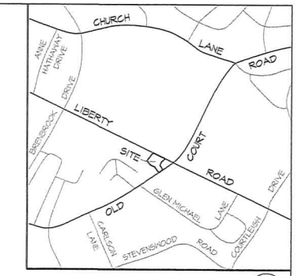
REVISION


Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.com


2020-0270-SPHA




VICINITY MAP – SCALE: 1" = 2000'

N

## Site Information

1. Ownership: God With Us LLC
8607 Liberty Road Randallstown, MD 21133

2. Address: 8607 Liberty Road

3. Deed references: SM 31415/153

4. Area: 0.477 acre (per 31415/153) 20,778 sf (per SDAT).

5. Tax Map 77; Parcel 568; Tax account #02-19-001696

6. Election District: 2; Councilmanic District: 4
ADC Map: 423406; GIS tile: 077B2; Position sheet: 24NW31
Census tract: 402503 Census block: 240054025033002
Schools: Winfield ES; Windsor Mill MS; Randallstown HS

7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 077B2 and the information provided by Baltimore County on the internet.

8. Improvements: Two story masonry & parking lot. The existing building and parking lot will remain.

## Zoning

Zoning: BR & DR 16

Previous zoning cases on the subject parcels:

R-1960-4914- to permit BL zoning (approved)

1969-0200-A- SE corner setback variance of 20. (addition to building never constructed -not applicable)
NW corner setback variance of 24.5. (on the adjoining property- not applicable)

1986-0074-A- side yard setback of 12. in lieu of 22.5. for building canopy
(canopy to be removed- therefore not applicable)

Parking Calculations

Existing First Floor (retail (general) sales- 3,707 sf): Required parking spaces: 19
(5 parking spaces per 1000 square feet of gross floor area per section 409.6A.2 BCZR)

Proposed Second Floor (office-3,707 sf): Required parking spaces: 13 (3.3 x 3,707)
(3.3 parking spaces per 1000 square feet of gross floor area per section 409.6A.2 BCZR)

Proposed Third Floor church- 3,707 sf): Required parking spaces: 10 (40÷4)
(1 parking space per 4 seats per section 409.6A.2 BCZR)

Total parking spaces required: 45
Parking spaces provided on site: 35

BR Setbacks for Commercial Buildings (per Sect. 238 BCZR)

Front: 50 feet from the property line on a dual highway
Side / Rear: 30 feet from the property line

Floor Area Ratio: 3707 sf / 20,778 sf = 0.18 (existing) / 11,121 sf / 20,778 sf = 0.54 (proposed)
Allowed per Sect. 232.5 BCZR - 3.0

## Environmental

Watershed: Patapsco River URDL land type: 1

1. The existing building is served by public water and sewer.
2. There are no underground storage tanks on the subject property.
3. The subject property is not in the Chesapeake Bay Critical Area.
4. The subject property is not located within a 100 year flood plain.

## Planning

Regional Planning District: Randallstown District Code: 312

1. The subject building is not historic. The subject property is not in a historic district.

## Proposed Development

To construct two additional stories on the existing building for commercial use

20 0 20 40 60

REVISION

PLAN TO ACCOMPANY
A ZONING PETITION

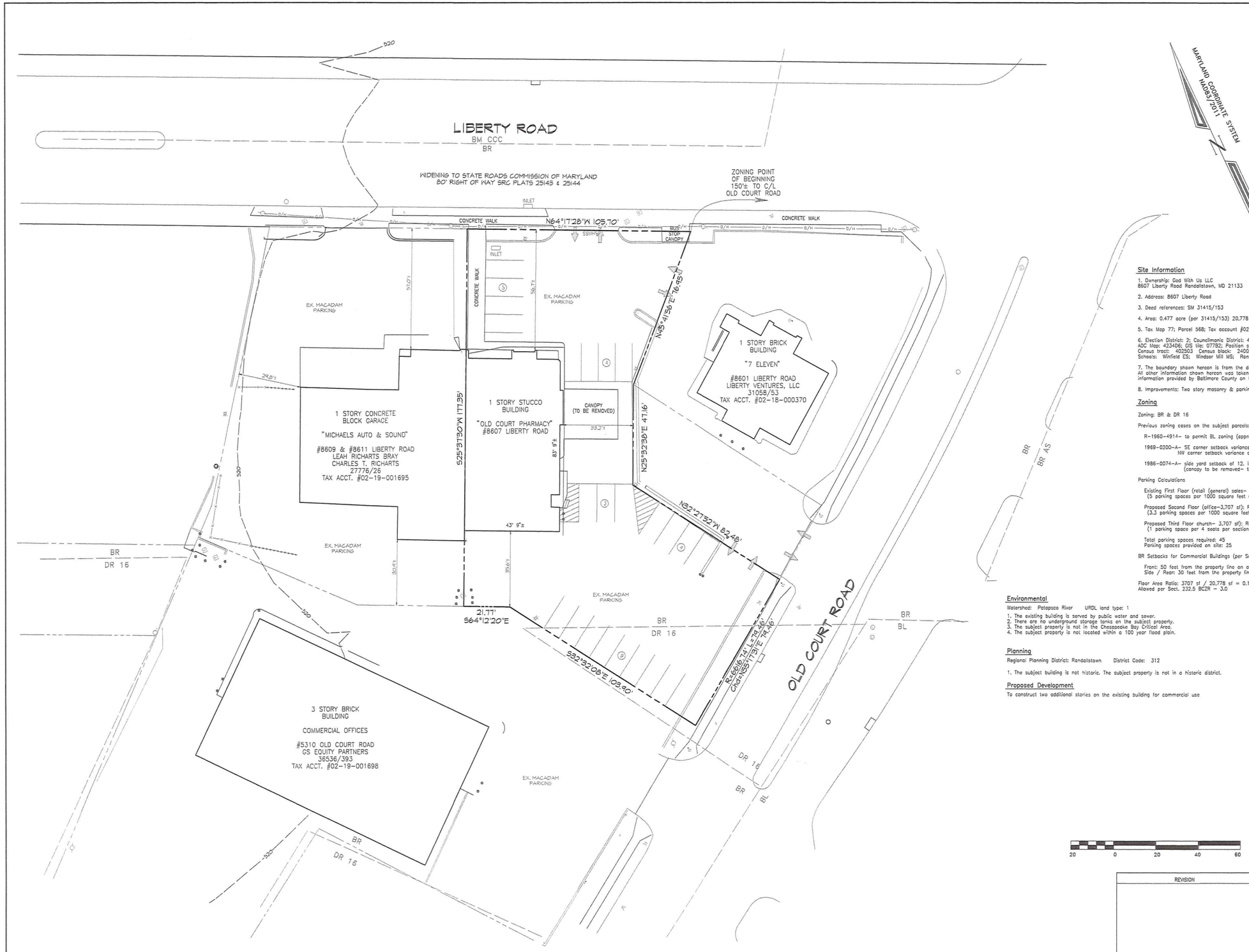
PROPERTY OF
GOD WITH US, LLC

BALTIMORE COUNTY, MARYLAND
2nd ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

| | |
|---|---|
| 2/7/21 AMEND THE PARKING DESIGN AND PARKING NOTES, ADD DUMPSTER ENCLOSURE | Date: November 3, 2020 |
| | Scale: 1" = 20' |


Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.com


PET. EXHIBIT #2




VICINITY MAP – SCALE: 1" = 2000'

## Site Information

1. Ownership: God With Us LLC
8607 Liberty Road Randallstown, MD 21133

2. Address: 8607 Liberty Road

3. Deed references: SM 31415/153

4. Area: 0.477 acre (per 31415/153) 20,778 sf (per SDAT).

5. Tax Map 77; Parcel 568; Tax account #02-19-001696

6. Election District: 2; Councilmanic District: 4
ADC Map: 4234D6; GIS tile: 077B2; Position sheet: 24NW31
Census tract: 402503 Census block: 240054025033002
Schools: Winfield ES; Windsor Mill MS; Randallstown HS

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(1 parking space per 4 seats per section 409.6A.2 BCZR)

Total parking spaces required: 45
Parking spaces provided on site: 25

BR Setbacks for Commercial Buildings (per Sect. 238 BCZR)

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20 0 20 40 60

REVISION

PLAN TO ACCOMPANY
A ZONING PETITION

PROPERTY OF
GOD WITH US, LLC

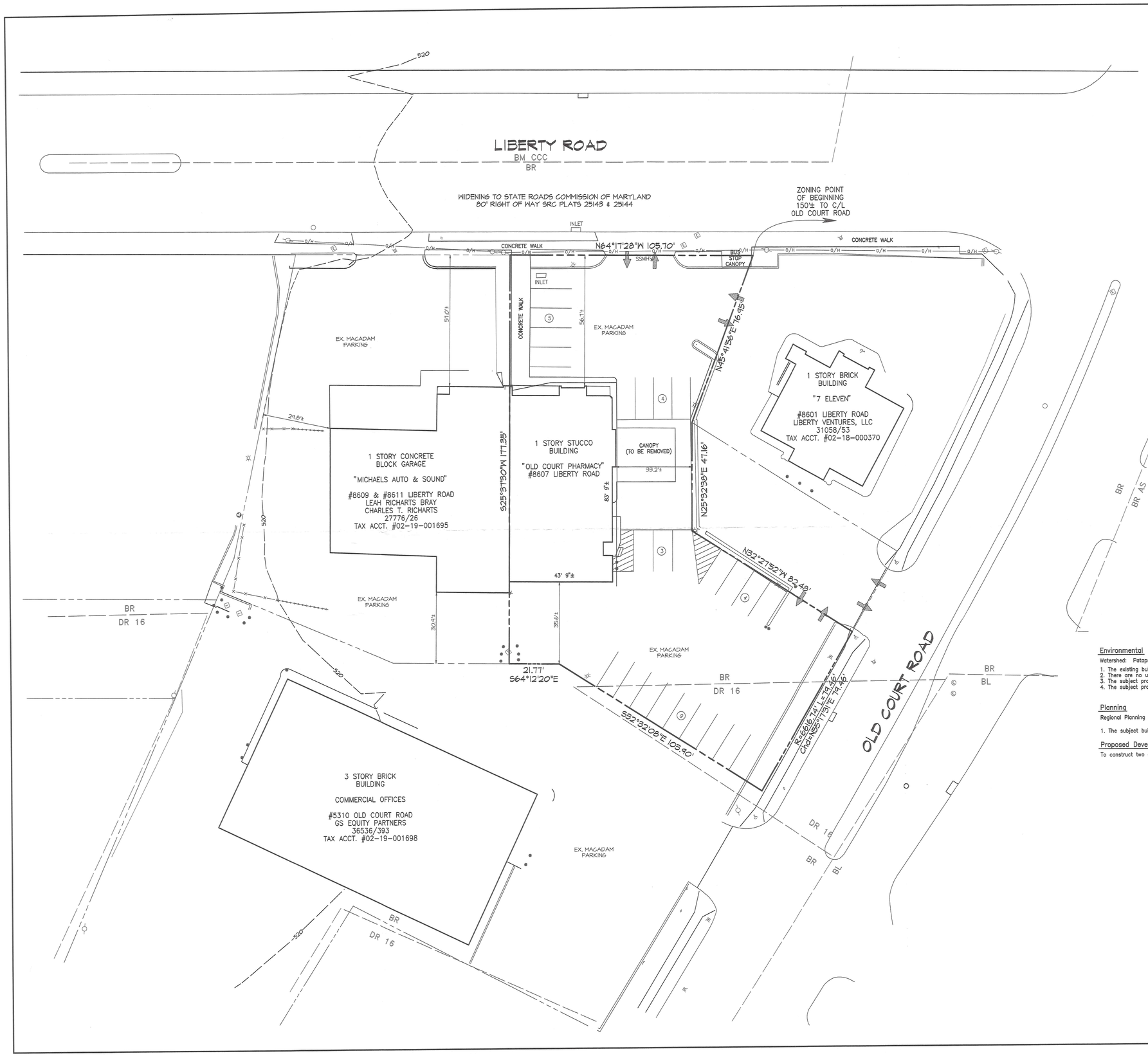
BALTIMORE COUNTY, MARYLAND
2nd ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

Date: November 3, 2020

Scale: 1" = 20'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@brucedoakconsulting.com

PET. EXHIBIT #3





VICINITY MAP – SCALE: 1" = 2000'

N

## Site Information

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2. Address: 8607 Liberty Road

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To construct two additional stories on the existing building for commercial use

20 0 20 40 60

REVISION

2020-0270-SPHA

# PLAN TO ACCOMPANY A ZONING PETITION

## PROPERTY OF GOD WITH US, LLC

BALTIMORE COUNTY, MARYLAND
2nd ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

STATE OF MARYLAND
BRUCE EDWIN DOAK
No. 521
REGISTERED
PROPERTY LINE SURVEYOR

Date: November 3, 2020

Scale: 1" = 20'


**Bruce E. Doak Consulting, LLC**
**Land Use Expert and Surveyor**
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