



JOHN A. OLSZEWSKI, JR.  
County Executive

PAUL M. MAYHEW  
Managing Administrative Law Judge  
MAUREEN E. MURPHY  
Administrative Law Judge

June 1, 2021

Zachary Wilkins, Esquire – [zwilkins@sgs-law.com](mailto:zwilkins@sgs-law.com)  
Lawrence Schmidt, Esquire – [lschmidt@sgs-law.com](mailto:lschmidt@sgs-law.com)  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, MD 21204



RE: **APPEAL TO BOARD OF APPEALS**  
Petitions for Special Hearing and Special Exception  
**(Appeal on Special Exception Only)**  
Case No. 2021-0010-SPHX  
Property: 20517 Kenney Mill Road

Dear Counsel:

Please be advised that an appeal of the above-referenced case was filed in this Office on May 25, 2021. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals ("Board").

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to contact the Board at 410-887-3180.

Sincerely,

PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlw  
Attachment

c: ✓ Baltimore County Board of Appeals  
People's Counsel

## APPEAL TO BOARD OF APPEALS

Case No. 2021-0010-SPHX

Page 2

|    |                   |                                                                          |
|----|-------------------|--------------------------------------------------------------------------|
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|    | Andrew Brown      | <a href="mailto:abrown@dsthaler.com">abrown@dsthaler.com</a>             |
|    | Richard Jordan    | <a href="mailto:kljroeder@gmail.com">kljroeder@gmail.com</a>             |
|    | Muriel Ashley     | <a href="mailto:mcashley@comcast.net">mcashley@comcast.net</a>           |
|    | Carol Kibler      | <a href="mailto:geokibler1@gmail.com">geokibler1@gmail.com</a>           |
|    | Whitney DeAngelo  | <a href="mailto:blair30@gmail.com">blair30@gmail.com</a>                 |
|    | Frank Burnette    | <a href="mailto:1rfburnette@gmail.com">1rfburnette@gmail.com</a>         |
|    | Andrew Brown      | <a href="mailto:abrown@dsthaler.com">abrown@dsthaler.com</a>             |
|    | John Kibler       | <a href="mailto:jakble102216@gmail.com">jakble102216@gmail.com</a>       |
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|    | Rachel Kuczynski  | <a href="mailto:rrkuczynski@verion.net">rrkuczynski@verion.net</a>       |
|    | Chris Sutton      | <a href="mailto:kingkamaie@yahoo.com">kingkamaie@yahoo.com</a>           |
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|    | David Churchill   | <a href="mailto:dmchurchill@comcast.net">dmchurchill@comcast.net</a>     |
|    | Richard Churchill | <a href="mailto:thechurchills@comcast.net">thechurchills@comcast.net</a> |
|    | Amy Spears        | <a href="mailto:fuzzyslipperz@gmail.com">fuzzyslipperz@gmail.com</a>     |
|    | Charles Thomas    | <a href="mailto:cdt625ijl@aol.com">cdt625ijl@aol.com</a>                 |

**APPEAL**

**Petitions for Special Hearing and Special Exception  
(20517 Kenney Mill Road)  
6<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Pasqualena, LLC  
Case No. 2021-0010-SPHX**

**\*\*\*\*\*APPEAL ON SPECIAL EXCEPTION ONLY\*\*\*\*\***

Petitions for Special Hearing and Variance Hearing (January 13, 2021)

Zoning Description of Property

Notice of Zoning Hearing (March 2, 2021)

Certificate of Publication (March 9, 2021)

Certificate of Posting:

1<sup>st</sup> Certification (March 9, 2021) – Linda O’Keefe

2<sup>nd</sup> Certification (March 25, 2021) – Linda O’Keefe

Entry of Appearance by People’s Counsel – February 2, 2021

Zoning Advisory Committee (ZAC) Comments

Petitioner(s) Exhibits:

1. Site Plan
2. Aerial (closest distance)
3. Aerial (mid-distance)
4. Aerial (farthest distance)
- 5A-5S. Site Photos
6. Andrew Brown CV
7. ZAC Comment – Office of Planning
8. ZAC Comment – DEPS
9. ZAC Comment – SHA
10. Subdivision Plat
11. Neighbor Support Letters

Protestants’ Exhibits: None

Miscellaneous (Not Marked as Exhibits) – 2 pages

Administrative Law Judge Order and Letter (GRANTED in part w/Cond./DENIED in part)  
April 26, 2021.

Notice & Receipt of Appeal – Lawrence E. Schmidt, on May 25, 2021

**\*\*\*\*\*APPEAL ON SPECIAL EXCEPTION ONLY\*\*\*\*\***

IN RE:

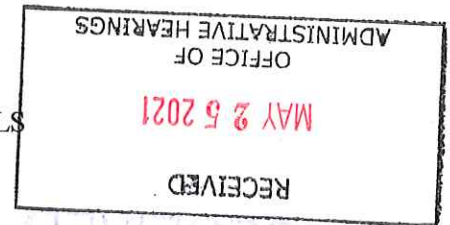
**PETITIONS FOR SPECIAL HEARING  
AND SPECIAL EXCEPTION**

**Pasqualena, LLC – Petitioner/Legal Owner  
20517 Keeney Mill Road  
Freeland, MD 21053**

6th Election District  
3rd Councilmanic District

\* BEFORE THE  
\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY

**Case No. 2021-0010-SPHX**



\* \* \* \* \*

**NOTICE OF APPEAL**

The Petitioner, Pasqualena, LLC, by and through its attorneys, Lawrence E. Schmidt, and Smith, Gildea, and Schmidt, LLC, feeling aggrieved by Condition No. 6 of the approval of the Special Exception relief that: “Prior to the issuance of Permits, Petitioner shall apply for and obtain an address change for the home on the Property from a Keeney Mill address to a Freeland Rd. address” as stated in the Opinion and Order dated April 26, 2021 by the Administrative Law Judge (“ALJ”) for Baltimore County in the above-captioned matter, hereby note this appeal to the County Board of Appeals for Baltimore County, as to that issue only, in accordance with Baltimore County Code §32-4-281. The Petitioner does not appeal the ALJ’s Special Hearing approval as to the modified parking plan, the ALJ’s Special Exception approval as to the camp, and the ALJ’s Conditions Nos. 1-5 of the Special Exception approval.

Respectfully submitted,

**LAWRENCE E. SCHMIDT**  
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600 Washington Avenue, Suite 200  
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[lschmidt@sgs-law.com](mailto:lschmidt@sgs-law.com)  
*Attorneys for Petitioner/Appellant*



**CERTIFICATE OF SERVICE**

**I HEREBY CERTIFY** that on this 25<sup>th</sup> day of **May, 2021**, a copy of the foregoing Notice of

Appeal was emailed to:

Richard Jordan  
[kljroeder@gmail.com](mailto:kljroeder@gmail.com)

Muriel Ashley  
[mcashley@comcast.net](mailto:mcashley@comcast.net)

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**LAWRENCE E. SCHMIDT**

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

No. 174879

Date: 5-25-21

| Fund | Dept | Unit | Sub Unit | Rev     | Sub  | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|---------|------|------|-----|---------|--------|
|      |      |      |          | Source/ | Rev/ |      |     |         |        |
| 001  | 808  | 0000 |          | 6156    |      |      |     |         | 400.00 |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |
|      |      |      |          |         |      |      |     |         |        |

Total: 400.00

Rec  
From: Lawrence E. Schmidt, Esq.

For: Office of Administrative Hearings - Appeal  
Case No. 2021-090-SPEX  
20517 Keeney Mill Rd.  
Hearing Date: 3-29-21  
Check # 1052

Appeal  
Spec.  
Except  
Only

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S  
VALIDATION**

Forwarded 6-1-21  
to Cashier

IN RE:

**PETITIONS FOR SPECIAL HEARING  
AND SPECIAL EXCEPTION**

**Pasqualena, LLC – Petitioner/Legal Owner  
20517 Keeney Mill Road  
Freeland, MD 21053**

6th Election District  
3rd Councilmanic District

\* BEFORE THE  
\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\*  
\* **Case No. 2021-0010-SPHX**  
\*



\* \* \* \* \*

**NOTICE OF APPEAL**

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

**LAWRENCE E. SCHMIDT**  
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(410) 821-0070  
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*Attorneys for Petitioner/Appellant*

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 25<sup>th</sup> day of May, 2021, a copy of the foregoing Notice of

Appeal was emailed to:

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LAWRENCE E. SCHMIDT

IN RE:

**PETITIONS FOR SPECIAL HEARING  
AND SPECIAL EXCEPTION**

**Pasqualena, LLC – Petitioner/Legal Owner  
20517 Keeney Mill Road  
Freeland, MD 21053**

6th Election District  
3rd Councilmanic District

\* BEFORE THE

\* BOARD OF APPEALS

\* OF

\* BALTIMORE COUNTY

\*

**Case No. 2021-0010-SPHX**

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Respectfully submitted,

**LAWRENCE E. SCHMIDT**  
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*Attorneys for Petitioner/Appellant*

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LAWRENCE E. SCHMIDT



## Tammy Zahner

---

**From:** Kelly Benton <kbenton@sgs-law.com>  
**Sent:** Tuesday, May 25, 2021 2:06 PM  
**To:** 'kljroeder@gmail.com'; 'rick@firstfruitsfarm.org'; 'mcashley@comcast.net'; 'rrkuczynski@verizon.net'; 'geokibler1@gmail.com'; 'kingkamaie@yahoo.com'; 'blair30@gmail.com'; 'herrbientert@gmail.com'; '1rfburnette@gmail.com'; 'dziadz1@verizon.net'; 'jakble102216@gmail.com'; 'dlhowser@gmail.com'; 'jam@jeremymorrison.com'; 'fuzzyslipperz@gmail.com'; 'nalrowaitea@gmail.com'; 'cdt625ijl@aol.com'  
**Cc:** Appeals Board; Lawrence Schmidt; Zachary Wilkins  
**Subject:** 20517 Keeney Mill Road - ALJ Case No. 21-0010-SPHX  
**Attachments:** Notice of Appeal.PDF

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

Good afternoon,

Attached please find a Notice of Appeal of the ALJ decision issued in the above case.

Should you have any questions or require additional information, please do not hesitate to contact me.

Best regards,  
Kelly



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JOHN A. OLSZEWSKI, JR.  
County Executive

PAUL M. MAYHEW  
Managing Administrative Law Judge  
MAUREEN E. MURPHY  
Administrative Law Judge

April 26, 2021

Zachary Wilkins, Esquire – [zwilkins@sgs-law.com](mailto:zwilkins@sgs-law.com)  
Lawrence Schmidt, Esquire – [lschmidt@sgs-law.com](mailto:lschmidt@sgs-law.com)

RE: Petition for Special Hearing  
Case No. 2021-0010 SPX  
Property: 20517 Keeney Mill Road

Dear Mr. Wilkins and Mr. Schmidt:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

ORDER RECEIVED FOR FILING  
Date 4/26/21  
By [Signature]

Sincerely,

[Signature]

MAUREEN M. MURPHY  
Administrative Law Judge  
for Baltimore County

MEM:dlm  
Enclosure

|    |                   |                                                                |
|----|-------------------|----------------------------------------------------------------|
| c: | Diann Churchill – | <a href="mailto:diann2044@gmail.com">diann2044@gmail.com</a>   |
|    | Andrew Brown –    | <a href="mailto:abrown@dsthaler.com">abrown@dsthaler.com</a>   |
|    | Richard Jordan –  | <a href="mailto:kljroeder@gmail.com">kljroeder@gmail.com</a>   |
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Rachel Kuczynski  
Chris Sutton  
Klaus Bienert  
Tom Mitchell  
David Churchill  
Richard Churchill  
Amy Spears  
Charles Thomas

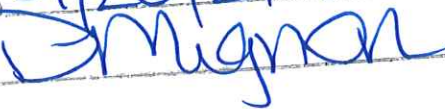
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ORDER RECEIVED FOR FILING

Date

4/26/21

By



**IN RE: PETITIONS FOR SPECIAL HEARING \*  
AND SPECIAL EXCEPTION**

(20517 Keeney Mill Road \*  
6<sup>th</sup> Election District \*  
3<sup>rd</sup> Council District \*  
Pasqualena, LLC. \*  
*Legal Owner* \*

**Petitioner** \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
**Case No. 2021-0010-SPHX**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Special Exception filed on behalf of Pasqualena, LLC, legal owner (“Petitioner”) for the property located at 20517 Keeney Mill Rd. (the “Property”). The Special Hearing requests relief for the following:

- (1) To confirm that the proposed use is a community building and permitted via special exception in the RC 2 zone;
- (2) In the alternative, to confirm that the proposed use is a camp and permitted via special exception in the RC 2 zone;
- (3) In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 zone;
- (4) To confirm that the parking requirements in BCZR, §409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant;
- (5) To permit a modified parking plan, from BCZR, §409.12 to allow parking spaces as shown on the plan;
- (6) To approve the location and configuration of the site improvements thereon as more particularly shown on the plan.

Special Exception relief was requested pursuant to the following BCZR:

- (1) §1A01.2.C.8 to permit a community building;
- (2) In the alternative, §1A01.2.C.5 to permit a camp;
- (3) In the alternative, §1A01.2.C.6 to permit a community care center.

ORDER RECEIVED FOR FILING

Date

By

4/21/21  
*[Signature]*



Due to the COVID-19 pandemic, a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Diann Churchill appeared on behalf of the Petitioner, Pasqualena, LLC. Lawrence Schmidt, Esquire, Zachary Wilkins, Esquire and Smith, Gildea & Schmidt, LLC represented the Petitioner. Andrew Brown, PE from D.S. Thaler & Assoc., LLC prepared and sealed a site plan (the "Site Plan"). (Pet. Ex. 1). There were numerous adjacent land owners, neighbors and interested citizens who attended, testified and asked questions of the Petitioner, Mr. Schmidt and Mr. Brown.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") who did not oppose the requested relief. The Department of Environmental Protection and Sustainability Development Coordination ("DEPS") also provided a comment which indicated that Ground Water Management ("GWM") did not have sufficient information about the existing well and septic systems in relation to the request for change in use from residential to commercial use.

#### RECORD EVIDENCE

The case proceeded by way of modified proffer by Mr. Schmidt. Mr. Brown was admitted as an expert professional engineer. (Pet. Ex. 6). The Property measures 4.38 acres and is improved with a 2-story single family dwelling built in 1956, along with an existing barn. (Pet. Exs: 2, 3) A paved driveway runs to the home and the barn. To the south of the home is a pond. The zoning is Agricultural (RC2). It is located outside the Urban Rural Demarcation Line (URDL). Mr. Schmidt explained that the Property was created as part of the minor subdivision in 1993 (Case No.: 92-046-M). (Pet. Ex. 10).

The Property is owned by Pasqualena, LLC, a limited liability company, which the company is owned by David and/or Diann Churchill (the "Churchills"). Mr. Churchill signed the

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Petition in this case. The Churchills reside at 2044 Freeland Rd. and their home is a part of a 145 acre parcel surrounding the Property (the "Churchill land"). Mr. Churchill's parents live at 2048 Freeland Rd. which is located immediately west of the Property. (Pet. Ex. 3). The Churchill land, otherwise known as 'Spring Valley Farm,' is part of a Baltimore County Land Agricultural Preservation Easement. However, the Property is not included in that Easement. (Pet. Exs. 5P, 5R, 5S). As accurately described by Mr. Schmidt, the Property is 'the hole in the donut'. The Churchill land is 'the donut'. (Pet. Ex. 4).

As shown on the Site Plan, there are 2 access driveways that lead to the Property: one from Keeney Mill Rd. (the "Keeney Mill Driveway"); and one from Freeland Rd. (the "Freeland Driveway"). The Property address is Keeney Mill Rd. Both driveways are 12 ft. wide. As shown on the Site Plan, the Keeney Mill Driveway is 'Z' shaped. The Petitioner seeks to use the Property for a spiritual retreat center (the "Retreat Center") and proposes that people coming to the Retreat Center will have the option to use either the Keeney Mill Driveway and/or Freeland Driveway as ingress and egress.

Mrs. Churchill then clarified that Pasqualena, LLC has not, and will not be applying, for non-profit status; it is simply a real estate holding company for the Churchills' properties. Mrs. Churchill testified that the home on the Property is 4,800 sf +/- and has a maximum capacity for 15 people. She expressed a desire for the retreats to be for religious or non-religious groups, and/or for educational programs, which would include overnight stays. In addition to the overnight retreats, 4 to 5 times per year during summer months, the Churchills want to hold fundraisers with a maximum of 40 people. According to Mrs. Churchill, the fundraisers will benefit the Retreat Center and/or Sabbath House, LLC ("Sabbath House"). Mrs. Churchill explained that she is on the board Sabbath House, a newly-formed entity, and that Sabbath House is applying for

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J. M. Ligon



§501(c)(3) status. She also confirmed that Sabbath House will not own the Retreat Center.

Mrs. Churchill envisions quiet retreats which include Bible studies, prayer services, meditation, and/or artist shows. She testified that they will not hold political fundraisers, weddings or catering hall-type events. She does not propose to use outside speakers. Mr. Schmidt explained that the BCZR does not have a specific Special Exception use entitled, 'spiritual retreat' or 'retreat center.' As a result, the Petition in this case requests approval to be one of three uses: (1) a community building; (2) a camp; and (3) a community care center. The Special Exception area will be 2.87 acres +/-.

In regard to parking, the Petitioner also seeks approval for parking on a grass area as shown on the Site Plan. Mr. Brown opined that the proposed grass parking would be more appropriate for a rural area than paving or other impervious surfaces. Mr. Brown measured the proposed parking area as 13,600 sf (18.5 ft x. 18 ft. plus 20 ft. drive aisles) and confirmed that it would be large enough for 36 vehicles. He added that one (1) handicap parking space is available in the existing driveway.

In regard to the Special Exception factors, Mr. Brown testified that the proposed Site Plan meets the requirements of BCZR, §502.1 and he believes, that the adverse impacts for this use are no greater here than elsewhere. He highlighted that the proposed use generates minimal traffic, has no proposed improvements to the building or to either access road, and the number of people coming to the Property is limited to a maximum of 40 people. There is no signage or exterior lighting proposed. In regard to the request for modified parking request, Mr. Brown testified that the topography for the proposed parking area is relatively flat, has no drainage issue or muddy areas. He sees the proposed parking area as similar to parking for a 'pumpkin patch.' Mr. Brown opined that there are no adverse impacts on the environment particularly in light of the lack of

grading and absence of impervious surface for the parking lot. Mr. Brown added that a Use and Occupancy Permit will be obtained as a result of change in use and that the home will meet the Fire Code.

Testifying on behalf of the Petitioners was Richard Bernstein, 2025 Freeland Rd., Freeland. Mr. Bernstein is a member of the Board of Directors of First Fruits Farm. Mr. Bernstein testified that he knows the Churchills and is supportive of their proposal.

Protestants.

The following citizens testified and/or asked questions of the Petitioner's witnesses:

1. Charles Thomas, 20515 Keeney Mill Rd, Freeland. Mr. Thomas lives north of the Property and accesses his home using the Keeney Mill Driveway. Mr. Thomas is concerned about the number of people going to and coming from the Property using the Keeney Mill Driveway.
2. Carol Kibler, 20625 Keeney Mill Rd., Freeland. Ms. Kibler's home fronts, and is accessed off, Keeney Mill Rd. Ms. Kibler is opposed to the requested relief because she sees it as a disruption of residential use. She expressed concern about music playing and buses transporting people down the Keeney Mill Driveway. Ms. Kibler noted that the Petitioner does not have support from residents who have Keeney Mill addresses. In listening to the Petitioner, Ms. Kibler found that the Petitioner's testimony regarding the proposed use to be vague.
3. David Howser, 20619 Keeney Mill Rd., Freeland. Mr. Howser's home fronts, and is accessed from Keeney Mill Rd. Yet, his rear yard backs up to the Keeney Mill Driveway. Mr. Howser is opposed to the relief because he invested in his home for peace and quiet and this request allows the creep of commercial uses. Specifically, Mr. Howser is opposed to any amplification of speech or music; to the use of Keeney Mill Driveway for this use; and to permitting overnight stays.

4. Frank Burnette. 20631 Keeney Mill Rd., Freeland. Mr. Burnette's home fronts, and is also accessed from Keeney Mill Rd. Mr. Burnette echoed the comments of other Protestants about the amount of people who will go to, and come from the Retreat Center. He added that the proposed use, in combination with events at the First Fruits Farm on Middletown Rd. will attract even more people.

5. Jeremy Morrison. 21002 Keeney Mill Rd., Freeland. Mr. Morrison's home is located about 1.5 miles from the Property. Mr. Morrison asked about Sabbath House. Mrs. Churchill responded that Sabbath House was a recently formed entity and is similar to Kavanna House in York, PA.

6. Murial Ashley. 20509 Keeney Mill Rd., Freeland. Ms. Ashley's home is accessed by an entrance located on the west side of the Keeney Mill Driveway and next to Charles Thomas' home. Ms. Ashley is opposed to the using Keeney Mill Driveway as the ingress and egress for this use. She stated that the increased traffic will negatively impact the neighboring properties. At the least, Ms. Ashley testified that conditions should be placed in the Order in regard to the quantity of vehicles and amplification of sound.

7. Rachel Kuczynski. 20712 Keeney Mill Rd., Freeland. Ms. Kuczynski lives about 1 mile to the east of the Property. Ms. Kuczynski added that Mr. Churchill sits on the Board of Directors of First Fruits Farm. Ms. Kuczynski believes there is a connection between the proposed Retreat Center and First Fruits Farm. She is concerned about the traffic generated by both of these uses.

8. Richard Jordon. 20505 Keeney Mill Rd., Freeland, MD. Mr. Jordon's home fronts on and is accessed by Keeney Mill Rd. It is the home to the west of Murial Ashley's home. Mr. Jordon has lived in his home for 40 years and he can see the Property from this window. Mr. Jordon brought a historical perspective explaining that Spring Valley Farms was originally a 500 acre farm. When he moved to the area, it was quiet and scenic. He emphasized that Master Plan 2020 seeks to



protect agricultural areas and this use is not consistent with that goal. Mr. Jordon believes that the Retreat Center will jeopardize the rural area. He added that the proposed parking area is sloped and that vehicles will get stuck when it rains. He is concerned about adding 40 people to the septic system. He finds the Keeney Mill Driveway which winds through private property is not adequate for this use and will set a dangerous precedent for permitting commercial uses.

9. Jane Heming. 20601 Keeney Mill Rd., Freeland. Ms. Heming's home is east of the Keeney Mill Driveway. Ms. Heming is opposed to using Keeney Mill Driveway for the proposed use due to increased traffic and safety issues. She testified that it is a one-lane driveway.

10. Tom Mitchell. 20513 Keeney Mill Rd., Freeland. Mr. Mitchell's home is to the west of Keeney Mill Driveway. Mr. Mitchell reiterated that the Keeney Mill Driveway is 12 ft. wide and does not allow opposing cars to pass. Mr. Mitchell has repaired damage to his side of the driveway from cars which inadvertently turn into the Keeney Mill Driveway.

11. Jenny Beares. 20525 Keeney Mill Rd., Freeland. Ms. Beares' home is the first home located on the Keeney Mill Driveway. She testified that every car going to, and coming from, the Retreat Center, will pass her home. She is concerned with cars driving off that driveway. She added that fundraisers and events will also bring food vendors and entertainment. Ms. Beares added that a traffic study should have been required.

12. Amy Spears. 20262 Keeney Mill Rd., Freeland. Ms. Spears' home is located across from Mr. Howser. Ms. Spears testified that she is concerned with not only traffic, but the decrease in water supply in the area wells.

13. John Kibler. 20625 Keeney Mill Rd., Freeland. Mr. Kibler testified that Mr. Churchill is the treasurer of First Fruits Farm which attracts 15,000 people to Middletown Rd. annually. Thus, the proposal here, in addition to the First Fruits Farm events, will inundate the area with people.

14. Whitney DeAngelo, 20613 Keeney Mill Rd., Freeland. Ms. DeAngelo's home is accessed to the east of the Keeney Mill Driveway. Ms. DeAngelo asked questions of Mrs. Churchill about advertisement and recruiting for the Retreat Center. She noted that no one on the Keeney Mill side of the Property are in support of this Petition. She confirmed that the Keeney Mill Driveway is not wide enough for 2-way traffic and that she has seen cars pulling onto private property in order to pass. She described the 'Z' curve as dangerous because drivers cannot see around the corner. Ms. DeAngelo is also concerned about maintenance on the Keeney Mill Driveway due to increased traffic and the cost will be borne by those adjacent properties using it. She is equally concerned about the impact on wells.

#### SPECIAL HEARING

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

The said Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals as hereinafter provided. The power given hereunder shall include the right of any interested person to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any purported nonconforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they are affected by these regulations.

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). In my view, the requested Special Hearing relief to confirm that the use *exists* as a community building, as a camp or as a community care center cannot be granted because the use is currently a single family home, and has not been used in any of these capacities. I find the same to be true for Special Hearing No. 4 because the parking lot does not yet exist. In addition, the Special hearing relief is duplicative of



the Special Exception relief. Accordingly, that relief will be denied.

In regard to the request for modified parking plan as shown on the Site Plan, pursuant to BCZR, §409.12, that Section permits a modified parking plan in the event that the requirements for parking space or loading space in BCZR, §409 would create an undue hardship. Given that some parking area is needed for this commercial use and the parking proposal here is to use the grass to maintain the rural character, I find that the Petitioner will suffer an undue hardship if the modified parking plan is not granted. As such, Special Hearing No. 5 will be granted.

With regard to the Special Hearing request to approve the location and configuration of the site improvements as shown on the Site Plan, the Petitioner was clear that, other than interior renovations, no improvements to the Property will occur (not even a parking lot). The home was built in its present location on the Property in or about 1993 when the lot was approved. (Pet. Ex. 10). Accordingly, no location or configuration of site improvements need to be approved. As such, this relief will be denied.

#### SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272, (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Based on the evidence, I find that the Special Exception relief to permit a 'Community Building' has not been met because the legal owner of the Property, Pasqualena, LLC, is not a

§501(c)(3) entity and, as confirmed by Mrs. Churchill, will not be applying for non-profit status. Mrs. Churchill also made clear that Sabbath House will not own the Property. I further find that the proposed use does not meet the definition of a 'Community Care Center' because the proposal here is not for the housing, counseling, supervision or rehabilitation of alcoholics or drug abusers or of physically or mentally handicapped or abused individuals. BCZR, §101.1.

Petitioner also seeks approval of the Retreat Center as a 'Camp.' First, BCZR, §101.1 defines 'Day Camp' but not 'Camp.' I find that the proposed use does not meet the definition of 'Day Camp' because it is not for 'children engaged in recreational, educational, cultural or artistic activities.' In the event that the BCZR does not define a term, it informs that: "Any word or term not defined in this section shall have the ordinarily accepted definition as set forth in the most recent edition of Webster's Third New International Dictionary of the English Language, Unabridged." Accordingly, Webster's Third Dictionary defines a 'Camp' as:

1a: a place of temporary shelter, lodging or residence often at a distance from urban areas or the tents, cabins, or other buildings used for such shelter, lodging or residence:

\* \* \* \*

1d: a place of rest, lodging, or assembly;

Based on these definitions, I find the proposed 'Retreat Center' is a 'Camp' which is permitted by Special Exception in the RC2 zone, provided it meets the BCZR, §502.1 factors. Moreover, Webster's Dictionary definitions of 'retreat' and 'center' provide further guidance as to this particular type of 'Camp':

Retreat:

2a: a place to which someone retires; a place of seclusion, privacy, safety or resort: a retired abode: hiding place: refuge

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1c: a place, area, person, group or concentration marked significantly or dominantly by an indicated activity, pursuit, interest, or appeal.

Both of these definitions are reflective of the proposed use here.

With regard to the Special Exceptions factors, I find the use as proposed will not be detrimental to the health, safety and general welfare of the area. The evidence revealed that the type of 'retreats' which the Petitioner is proposing are quiet activities: bible study, meditation, spiritual meetings, educational programs and other passive gatherings. It is important that the quiet, rural character of the area should not be disturbed by this use. The Protestants were clear that sound carries in the country. Accordingly, amplification and microphones, either indoor or outdoor, will not be permitted. All music will be tranquil and serene.

Given that the maximum number of people in the house is 15, I find that the proposed use will not create congestion in the roads or streets and the use will not overcrowd the land or cause undue concentration of population. There are no improvements being proposed and therefore there is no danger from fire, panic or other danger. Mr. Brown confirmed that all interior improvements will meet applicable building codes. I find there will no interference with adequate provisions for schools, parks, water, sewage or other public requirements as this Property is served by private well and septic; it is located outside the URDL. The use has no impact on schools or parks. However, the Petitioner will need to meet the requirements for well, septic and water quality for a commercial use and have those reviewed by DEPS and GWM as provided in the DEPS ZAC Comment.

I further find that there is no interference with light or air because the home has existed since 1993 and is located in country surrounded by over 4 acres. No improvements are proposed



which would interfere with light or air of neighboring properties. Further, the proposed quiet activities for 15 people is the type of use which is consistent with agricultural uses and the spirit and intent of the RC2 zone. Given that there are no impermeable surfaces proposed, the use will be consistent with the vegetative retention provisions of the BCZR. I also find that no environmental or natural resources on the Property will be impacted by this use.

Lastly, I find that the adverse impacts associated with the Retreat Center at this Property are those inherent with a 'Camp'. While I understand the Protestants' argument that the proposed use is not consistent with an agricultural zone, the County Council has already determined that a 'Camp' is a permitted use by Special Exception. (BCZR, §1A01.2). By doing so, the County Council has already considered the inherent adverse impacts associated with each of the more than 31 Special Exception uses listed in BCZR, §1A01.2.C including a 'Camp'. Therefore, the decision here is focused on whether the proposed use here is worse than elsewhere, and whether conditions on the use can be implemented to lessen these impacts. In any event, I do not have the authority to determine what uses are appropriate by right or by Special Exception.

With regard to the proposal to have fundraisers to benefit the Retreat Center and/or for Sabbath House on the Property, I find that 'fundraisers' are not the type of activities which meet the Webster's definition of a 'Camp', or the definitions of 'retreat' or 'center' as above. Fundraisers are not consistent with the RC2 zoning classification which delineates activities which are in harmony with a quiet, country life. Moreover, Mrs. Churchill admitted that the proceeds from the fundraisers are for Pasquelena, LLC and/or the Sabbath House – both entities of which she and Mr. Churchill own/operate/control. Based on the evidence presented, it was unclear why Pasquelena, LLC, a for-profit, real estate holding company, would need to hold fundraisers. Importantly, the Retreat Center will operate as a business with people attending the retreats paying for those services.



As for proposed fundraisers for Sabbath House, the evidence was indiscernible as to what that entity does, or why it needs fundraisers to be conducted at the Property as part of the 'Camp.' Sabbath House is not a Petitioner in this case. There was no evidence about the purpose of Sabbath House other than that it was formed by the Churchills, and may be applying for §501(c)(3) status.

Based on the totality of the evidence, I am not comfortable with using the Special Exception 'Camp' for fundraising events, or for having a group of more than 15 people at the Property. While I understand the Petitioner's argument that a homeowner could have a gathering of 40 people at his/her home for a one-time party, that social gathering is entirely different than permitting annual commercial fundraisers in a rural area. I agree with the Protestants that having fundraisers will lead to commercial creep and the testimony by the Petitioner was unconvincing in terms of the purpose or logistics of the fundraisers. Importantly, the Petitioner is not prevented from holding fundraisers at off-site facilities which permit such events.

Finally, with regard to the access to the Property, I find the Protestants' collective argument in regard to Keeney Mill Rd. to be persuasive. The Keeney Mill Driveway is a 12 ft. wide, one-lane driveway, which is 'Z' shaped with sharp turns and twists. The Protestants gave examples of cars driving off the driveway onto private property in order to pass, of damage to the driveway and of unsafe, dangerous turns leading back to the Property. Each of the Protestants either live on the Keeney Mill Driveway, or on Keeney Mill Rd. They are opposed to the increased traffic using Keeney Mill Driveway. Notably, allowing a commercial use to use Keeney Mill Driveway will add wear and tear to the driveway which will be paid for, in whole or in part, by those Protestants who live on the driveway.

Conversely, the Freeland Rd. Driveway is an access roadway that should be the sole and exclusive ingress and egress point for the Retreat Center. Significantly, the evidence showed that

the neighbors whose properties are located on the Freeland Driveway (namely, John Treadwell, Jr., 2034 Freeland Rd.; Jeannine Fishpaw, 2020 Freeland Rd.; and Laurie and Klaus Bienert, 2038 Freeland Rd.) are not opposed to the traffic generated by this commercial use because they filed letters of support. Similarly, the Churchills who reside at 2044 Freeland Rd., as well as Mr. Churchill's parents who reside next to the Property at 2048 Freeland Rd., will not be opposed to the traffic generated by the Retreat Center.

Given the opposition by the Protestants to use of the Keeney Mill Driveway as the access to the Retreat Center, a condition will be placed in the Order which will require the Petitioners to change the address of the Property to a Freeland Rd. address to ensure that all people attending the retreats and/or providing services for the retreats will not access the Property using the Keeney Mill Driveway. Additionally, Petitioner will erect, and incur the cost of, a sign at the entrance to the Keeney Mill Driveway, prohibiting access to the Retreat Center via that driveway. Petitioner will also erect, and incur the cost of, a directional sign at the entrance to Freeland Driveway to direct all traffic through the Freeland Driveway. While the Freeland Driveway, like the Keeney Mill Driveway, is 12 ft. wide, it does not have the same 'Z' shape which makes Keeney Mill Driveway difficult to navigate. With these restrictions, the Protestants' concerns about disturbance of their use and enjoyment, will be substantially reduced and at the same time, the Petitioner's request to hold quiet activities at the Property for a maximum of 15 people, can also be met.

THEREFORE, IT IS ORDERED this 26<sup>th</sup> day of **April, 2021**, by this Administrative Law Judge, that the Special Hearing relief for the following:

- (1) To confirm that the proposed use is a community building and permitted via special exception in the RC 2 zone, be, and it is hereby DENIED;
- (2) In the alternative, to confirm that the proposed use is a camp and permitted via special exception in the RC 2 zone be, and it is hereby DENIED;



(3) In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 zone be, and it is hereby DENIED;

(4) To confirm that the parking requirements in BCZR, §409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant be, and it is hereby DENIED;

(5) To permit a modified parking plan, from BCZR § 409.12 to allow parking spaces as shown on the plan be, and it is hereby GRANTED;

(6) To approve the location and configuration of the site improvements thereon as more particularly shown on the plan be, and it is hereby DENIED.

And it is FURTHER ORDERED, that the Special Exception relief requested pursuant to the following BCZR:

(1) §1A01.2.C.8 to permit a community building be, and it is hereby DENIED;

(2) In the alternative, §1A01.2.C.5 to permit a camp be, and it is hereby GRANTED;

(3) In the alternative, §1A01.2.C.6 to permit a community care center be, and it is hereby DENIED.

The relief granted herein shall be subject to the following:

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

2. Prior to the issuance of Permits, Petitioners must comply with ZAC comments submitted by DEPS and GWM, a copy of which is attached hereto and made a part hereof.

3. All retreats shall be limited to a maximum of 15 people. In no event shall fundraisers take place on the Property. All retreat activities shall be of a quiet and peaceful nature so as not to disturb the use and enjoyment of the surrounding properties and neighborhood. There shall be no lighting or sound stages erected.

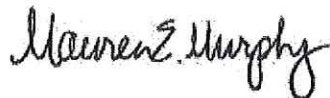
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4. There shall be no amplification of sound of any kind by microphone or otherwise at the Property (indoor or outdoor). All music shall be consistent with the quiet and peaceful retreat activities so as not to disturb the use and enjoyment of the surrounding properties and neighborhood.

5. Ingress and egress to the Retreat Center shall be solely via the Freeland Driveway. Petitioner shall be responsible for erecting and maintaining, at its sole cost and expense, a sign at the entrance to the Keeney Mill Driveway prohibiting access to the Retreat Center via that driveway. Petitioner shall also be responsible for erecting and maintaining, at its sole cost and expense, a sign at the entrance to the Freeland Driveway directing traffic to use the Freeland Driveway for access to the Retreat Center. Petitioner shall be responsible for notifying all customers, vendors and services not to access the Retreat Center via Keeney Mill Driveway. Petitioner's website shall also include this information.

6. Prior to the issuance of Permits, Petitioner shall apply for and obtain an address change for the home on the Property from a Keeney Mill address to a Freeland Rd. address.

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



MAUREEN E. MURPHY  
Administrative Law Judge  
for Baltimore County

MEM:dlm

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By

4/26/21  
J. Dragan



## Letter of Transmittal

### **Smith, Gildea & Schmidt, LLC**

600 Washington Avenue  
Suite 200  
Towson, MD 21204  
Phone: 410-821-0070  
Fax: 410-821-0071

**Date:** April 15, 2021

**Property:** 20517 Keeney Mill Road

**Case No:** 2021-0010-SPHX

**Property Owner:** Pasqualena, LLC

**Re:** Special Exception Redline Plan  
(Requested per ALJ hearing)

**To:** Office of Administrative Hearings  
Suite 103  
105 West Chesapeake Avenue  
Towson, MD 21204

**Attn.:** Maureen E. Murphy

| <u>Quantity</u> | <u>Description</u> |
|-----------------|--------------------|
| 1               | Redline Site Plan  |



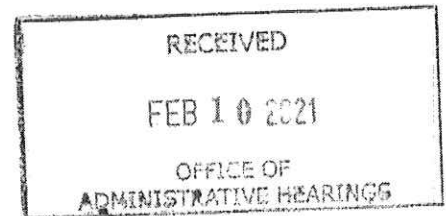
Transmitted by: Zachary J. Wilkins  
SMITH, GILDEA & SCHMIDT

DMO  
4/27/21



**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: February 10, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0010-SPHX  
Address 20517 Keeney Mill Road  
(Pasqualena, LLC Property)

Zoning Advisory Committee Meeting of **February 8, 2021.**

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

1. Any future development on this property, or any proposed disturbance within the required forest buffer, must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains.

Reviewer: Paul Dennis, Environmental Impact Review

The information provided for the requested Special Exception is insufficient for Ground Water Management (GWM) to determine whether the proposed use can be supported by the existing well and septic system. Perc testing was conducted in October 2020 to repair to the existing septic system which failed inspection. A septic system repair was permitted for a 5-bedroom dwelling. Special Exception approval should be conditioned upon the County approving a Change of Use Permit that is reviewed by GWM as well as other applicable agencies. At a minimum, GWM will require a Water Usage Letter and must determine that there is sufficient area to support at least 1 installation and 1 repair area for the proposed use. Well yield and water quality information must also be submitted for the proposed water supply. Be advised that parking may not be permitted over the sewage disposal area and additional percolation testing may be required.

Reviewer: Kevin Koepenick

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By

## Donna Mignon

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**From:** Donna Mignon  
**Sent:** Monday, April 26, 2021 10:10 AM  
**To:** Lawrence Schmidt; 'Zachary Wilkins'  
**Cc:** 'Diann Churchill -'; 'Andrew Brown -'; 'Richard Jordan -'; 'Muriel Ashley -'; 'Carol Kibler'; 'Whitney DeAngelo'; 'Frank Burnette'; 'Andrew Brown'; 'John Kibler'; 'David Howser'; 'Jeremy Morrison'; 'Norah Alrowaltea'; Debra Wiley; 'Ian Churchill'; 'Richard Burnstein'; 'Rachel Kucznski'; 'Chris Sutton'; 'Klaus Bienert'; 'Tom Mitchell'; 'David Churchill'; 'Richard Churchill'; 'Amy Spears'; 'Charles Thomas'; 'Diann Churchill -'; 'Andrew Brown -'; 'Richard Jordan -'; 'Muriel Ashley -'; 'Carol Kibler'; 'Whitney DeAngelo'; 'Frank Burnette'; 'Andrew Brown'; 'John Kibler'; 'David Howser'; 'Jeremy Morrison'; 'Norah Alrowaltea'; 'Ian Churchill'; 'Richard Burnstein'; 'Rachel Kucznski'; 'Chris Sutton'; 'Klaus Bienert'; 'Tom Mitchell'; 'David Churchill'; 'Richard Churchill'; 'Amy Spears'; 'Charles Thomas'; Debra Wiley; County Council (countycouncil@baltimorecountymd.gov); Henry Ayakwah; Jeffery Livingston (jlivingston@baltimorecountymd.gov); Jenifer G. Nugent; Peter Max Zimmerman (pzimmerman@baltimorecountymd.gov); Rebecca Wheatley (rwheatley@baltimorecountymd.gov); Vishnubhai K Desai (vdesai@baltimorecountymd.gov)  
**Subject:** Case No: 2021-0010-SPHX - 20517 Keeney Mill Road  
**Attachments:** 2021-0010-SPHX.pdf

Good Morning,

Please find attached ALJ Murphy's Opinion and Order in reference to the above matter.

Have a great and safe day.

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



## Debra Wiley

---

**From:** Linda Okeefe <luckylinda1954@yahoo.com>  
**Sent:** Thursday, March 25, 2021 11:04 PM  
**To:** Administrative Hearings  
**Subject:** 2nd Certification  
**Attachments:** Keeney Mill Rd. Cert..jpeg; Keeney Mill Rd. photos #1.docx; Keeney Mill Photos #2.pdf

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

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

Hi Donna,

I am attaching the second Certification for Keeney Mill Rd. Case # 2021-0010-SPHX along with photos for your records.  
Have a good day,

Linda

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

# SECOND CERTIFICATE OF POSTING

ATTENTION: DONNA MIGNON

DATE: 3/25/2021

Case Number: 2021-0010-SPHX

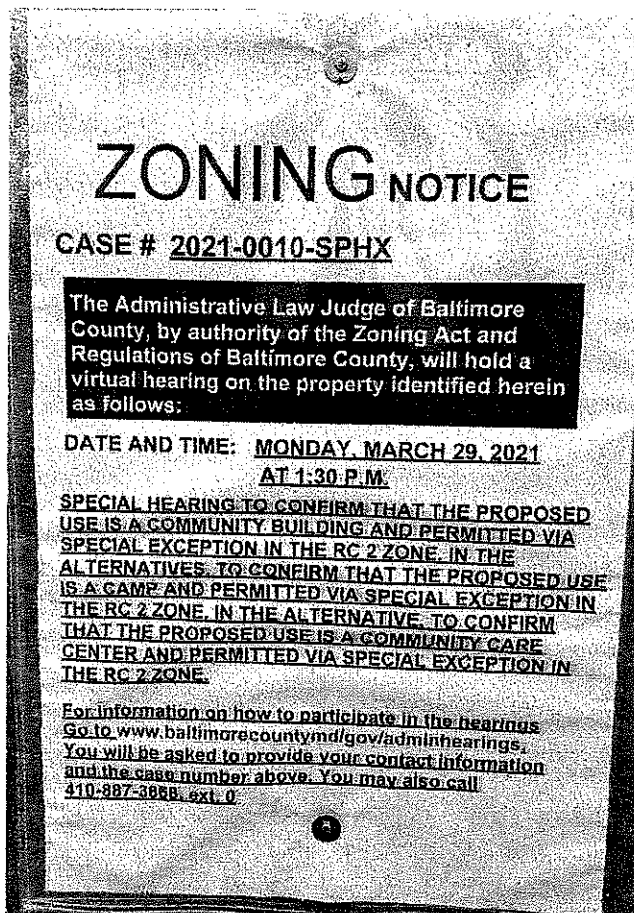
Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC

Date of Hearing: MARCH 29, 2021

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
20517 KEENEY MILL ROAD

The sign(s) were posted on: **MARCH 9, 2021**

The sign(s) were re-photographed on: **MARCH 25, 2021**



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

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

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

# ZONING NOTICE

CASE # 2021-0010-SPHX

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

DATE AND TIME: MONDAY, MARCH 29, 2021  
AT 1:30 P.M.

TO CONFIRM THAT THE PARKING REQUIREMENTS IN BCZR 409 FOR THE PROPOSED USE ARE SATISFIED AND THAT THE NUMBER OF PARKING SPACES AS SHOWN ON THE PLAN IS COMPLIANT. BCZR 409.12 TO PERMIT A MODIFIED PARKING PLAN TO ALLOW PARKING SPACES AS SHOWN ON THE PLAN. TO APPROVE LOCATION AND CONFIGURATION OF THE SITE IMPROVEMENTS THEREON AS MORE PARTICULARLY SHOWN ON THE PLAN. TO SUCH OTHER AND FURTHER RELIEF AS MAY

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

# ZONING NOTICE

CASE # 2021-0010-SPHX

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DATE AND TIME: MONDAY, MARCH 29, 2021  
AT 1:30 P.M.

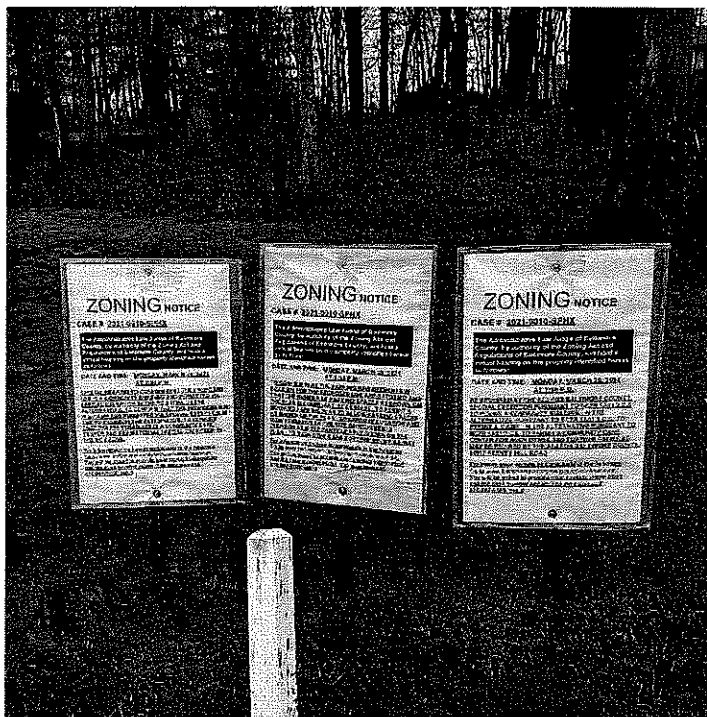
BE REQUIRED BY THE ALJ FOR BALTIMORE COUNTY. SPECIAL EXCEPTION PURSUANT TO BCZR 1A01.2.C.8 TO PERMIT A COMMUNITY BUILDING. IN THE ALTERNATIVE, PURSUANT TO BCZR 1A01.2.C.5 TO PERMIT A CAMP. IN THE ALTERNATIVE PURSUANT TO BCZR 1A01.2.C.6 TO PERMIT A COMMUNITY CARE CENTER FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ALJ FOR BALTIMORE COUNTY. 20517 KEENEY MILL ROAD

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

SIGN #2 20517 KEENEY MILL RD. SIGN #3  
CASE # 2021-0010-SPHX



Re-photographed 1<sup>st</sup> Set of Signs @ 20517 Keeney Mill Rd. ~3/25/2021



Re-Photographed 2<sup>nd</sup> Set of Signs @ 20517 Keeney Mill Rd, ~ 3/25/2021  
**CASE # 2021-0010-SPHX**





JOHN A. OLSZEWSKI, JR.  
*County Executive*

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

March 23, 2021

Zachary J. Wilkins,  
600 Washington Ave Suite  
Towson MD 21204

RE: Case Number: 2021-00010-SPHX, 20517 Keeney Mill Road

To Whom It May Concern:

The above referenced petition was accepted for processing ONLY by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 13, 2021. This letter is not an approval, but only a NOTIFICATION.

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

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

Very truly yours,  
A handwritten signature in black ink that reads "Jeffrey Perlow". The signature is written in a cursive style with a large, stylized "J" and "P".

Jeff Perlow  
Acting Supervisor  
Department of Zoning

PCG

Enclosures

CC: People's Counsel

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 3/9/2021

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

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 21-010

**INFORMATION:**

**Property Address:** 20517 Keeney Mill Road  
**Petitioner:** David Churchill, Pasqualena, LLC  
**Zoning:** RC 2  
**Requested Action:** Special Hearing, Special Exception

The Department of Planning has reviewed the petition for the following:

*Special Hearing*

- 1) To confirm that the proposed use is a community building and permitted via special exception in the RC 2 zone;
- 2) In the alternatives, to confirm that the proposed use is a camp and permitted via special exception in the RC 2 zone;
- 3) In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 zone;
- 4) To confirm that the parking requirements in BCZR section 409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant;
- 5) BCZR section 409.12 to permit a modified parking plan to allow parking spaces as shown on the plan;
- 6) to approved the location and configuration of the site improvements thereon as more particularly shown on the plan;
- 7) to such other and further relief as may be required by the ALJ for Baltimore County;

*Special Exception*

- 1) Pursuant to BCZR section 1A01.2.C.8, to permit a community building;
- 2) In the alternative, pursuant to BCZR section 1A01.2.C.5, to permit a camp;
- 3) In the alternative, pursuant to BCZR section 1A01.2.C.6, to permit a community care center;
- 4) For such other and further relief as may be required by the ALJ for Baltimore County.

The site is a long panhandle lot located in Freeland. The area is a mix of agricultural and rural residential. The property that largely surrounds this property is also owned by the petitioner and is also under a Baltimore County Agricultural Land Preservation Easement. The request is to use the dwelling as a spiritual retreat center to use by different churches and groups. Due to the fact that the surrounding property is owned by the petitioner, there should be no neighbors affected by the use of the property.

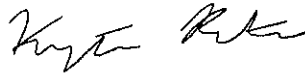
The Department does not object to the request. If the use is approved and will also utilize the larger parcel, this may require approval from Baltimore County Land Preservation staff and/or the Baltimore County

Date: 3/9/2021  
Subject: ZAC # 21-0010  
Page 2

Agricultural Land Preservation Advisory Board. Parking should be limited to the Special Exception area and not on the agricultural easement.

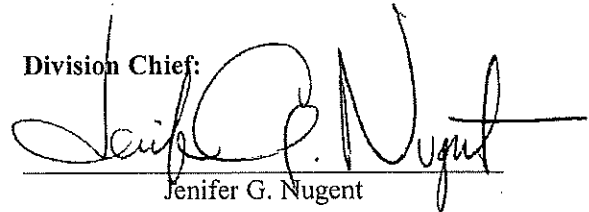
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP/

c: Joseph Wiley  
Zachary J. Wilkins, Smith, Gildea & Schmidt, LLC  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Secretary  
Tim Smith, P.E.  
Administrator

February 12, 2021

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2021- 0010-SPHX

Pasqualena LLC  
20517 Keeney Mill Rd.

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at [sautry@mdot.maryland.gov](mailto:sautry@mdot.maryland.gov)

Sincerely,



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

WW/RAZ



**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: February 10, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0010-SPHX  
Address 20517 Keeney Mill Road  
(Pasqualena, LLC Property)

Zoning Advisory Committee Meeting of **February 8, 2021**.

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

1. Any future development on this property, or any proposed disturbance within the required forest buffer, must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains.

Reviewer: Paul Dennis, Environmental Impact Review

The information provided for the requested Special Exception is insufficient for Ground Water Management (GWM) to determine whether the proposed use can be supported by the existing well and septic system. Perc testing was conducted in October 2020 to repair to the existing septic system which failed inspection. A septic system repair was permitted for a 5-bedroom dwelling. Special Exception approval should be conditioned upon the County approving a Change of Use Permit that is reviewed by GWM as well as other applicable agencies. At a minimum, GWM will require a Water Usage Letter and must determine that there is sufficient area to support at least 1 installation and 1 repair area for the proposed use. Well yield and water quality information must also be submitted for the proposed water supply. Be advised that parking may not be permitted over the sewage disposal area and additional percolation testing may be required.

Reviewer: Kevin Koepenick

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 3/9/2021

**FROM:** Steve Lafferty  
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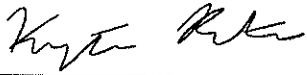
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Date: 3/9/2021  
Subject: ZAC # 21-0010  
Page 2

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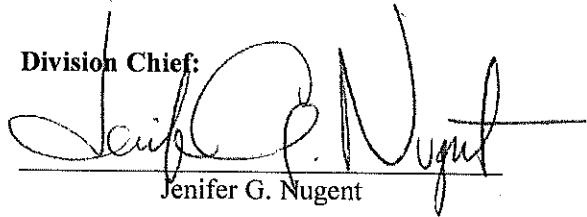
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP/

c: Joseph Wiley  
Zachary J. Wilkins, Smith, Gildea & Schmidt, LLC  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**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: February 10, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0010-SPHX  
Address 20517 Keeney Mill Road  
(Pasqualena, LLC Property)

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Reviewer: Kevin Koepenick



**The Daily Record**  
 200 St. Paul Place, Suite 2480  
 Baltimore, Maryland 21202  
 1 (410) 521-1000  
 www.thedailyrecord.com

JOHN A. OLSZEWSKI, JR.  
 County Executive

## PUBLISHER'S AFFIDAVIT

Order #: C. PETE GUTWALD, AICP, Director  
 Case #: 1977747, Department of Permits,  
 2021-0010-SPHX Approvals & Inspections  
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:  
 2021-0010-SPHX

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:

3/9/2021

*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 on the property identified herein as follows:

**CASE NUMBER: 2021-0010-SPHX**

20517 Keeney Mill Road

Southwest side of Kenney Road, north east of 2100 to the centerline of South Ruhl Road

6th Election District - 3rd Councilmanic District

Legal Owners: Pasqualena, LLC, David Churchill

Special Hearing to confirm that the proposed use is a community building and permitted via special exception in the RC 2 Zone. In the alternatives, to confirm that the proposed use is a camp and permitted via special exception in the RC2 Zone. In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 Zone. To confirm that the parking requirements in BCZR 409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant. BCZR 409.12. To permit a modified parking plan to allow parking spaces as shown on the plan. To approve the location and configuration of the site improvements thereon as more particularly shown on the plan. To such other and further relief as may be required by the ALJ for Baltimore County. Special Hearing Pursuant to BCZR 1A01.2.C.8 to permit a community building. In the alternative, pursuant to BCZR 1A01.2.C.5. To permit a camp. In the alternative, pursuant to BCZR 1A01.2.C.6. To permit a community care center. For such other and further relief as may be required by the ALJ for Baltimore County.

Hearing: Monday, March 29, 2021 at 1:30 p.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://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

mih9

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/9/2021

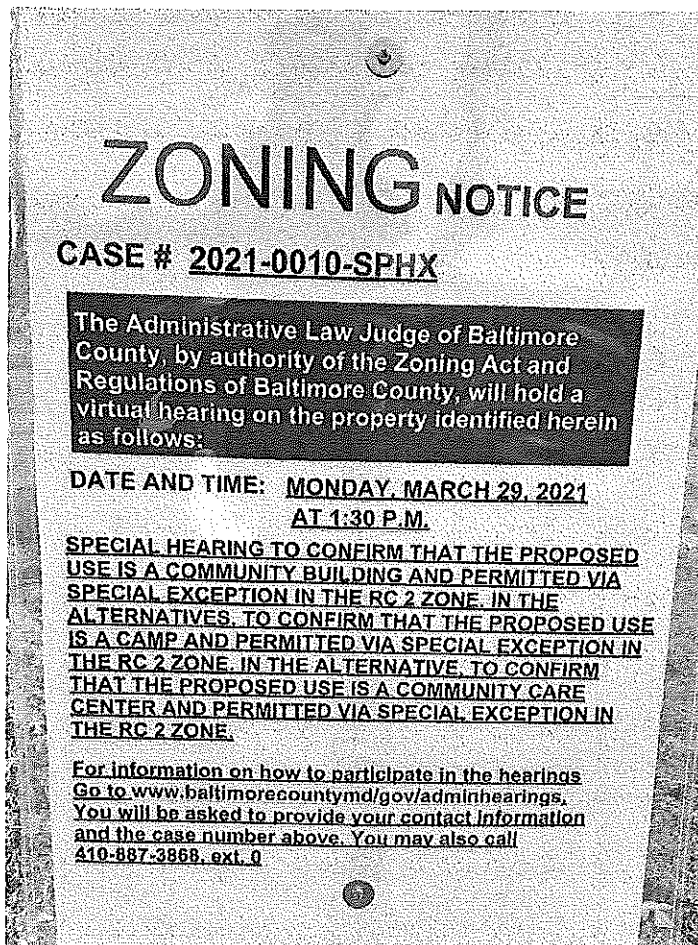
Case Number: 2021-0010-SPHX

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~  
DAVID CHURCHILL

Date of Hearing: MARCH 29, 2021

This is to certify under the penalties of perjury that the necessary sign(s)  
required by law were posted conspicuously on the property located at:  
20517 KEENEY MILL ROAD

The sign(s) were posted on: MARCH 9, 2021



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

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

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



JOHN A. OLSZEWSKI, JR.  
County Executive

## ZONING NOTICE

### CASE # 2021-0010-SPHX

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SIGN #2

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

## ZONING NOTICE

### CASE # 2021-0010-SPHX

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AT 1:30 P.M.

BE REQUIRED BY THE ALJ FOR BALTIMORE COUNTY, SPECIAL EXCEPTION PURSUANT TO BCZR 1A01.2.C.8 TO PERMIT A COMMUNITY BUILDING. IN THE ALTERNATIVE, PURSUANT TO BCZR 1A01.2.C.5. TO PERMIT A CAMP. IN THE ALTERNATIVE PURSUANT TO BCZR 1A01.2.C.6. TO PERMIT A COMMUNITY CARE CENTER FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE REQUIRED BY THE ALJ FOR BALTIMORE COUNTY. 20517 KEENEY MILL ROAD

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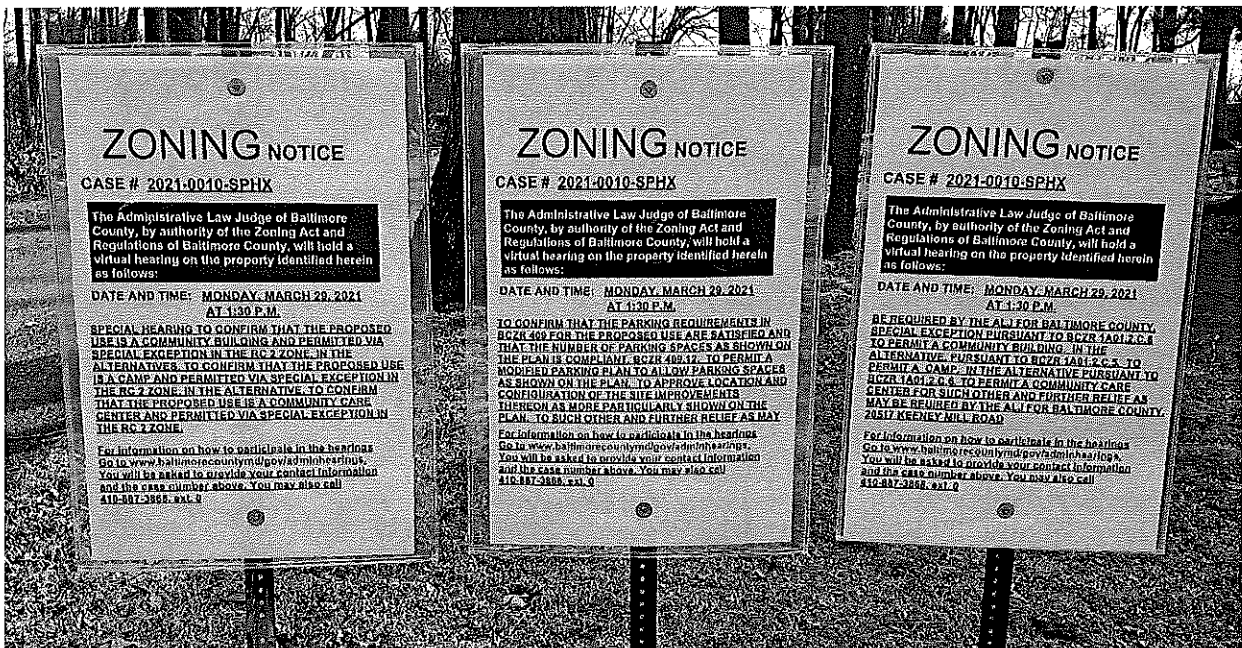
SIGN #3

20517 KENNEY MILL RD. ~ 3/9/2021  
CASE # 2021-0010-SPHX





Photos of 1<sup>st</sup> Group of Signs @ 20517 Keeney Mill Rd. ~ 3/9/2019



Photos of 2<sup>nd</sup> Group of Signs @ 20517 Keeney Mill Rd. ~ 3/9/2019

**CASE # 2021-0010-SPHX**



|                                                                   |   |                   |
|-------------------------------------------------------------------|---|-------------------|
| RE: PETITION FOR SPECIAL HEARING                                  | * | BEFORE THE OFFICE |
| AND SPECIAL EXCEPTION                                             |   |                   |
| 20517 Keeney Mill Road; SW/S of Keeney Rd                         | * | OF ADMINSTRATIVE  |
| NE 2100' to c/ line of South Ruhl Road.                           |   |                   |
| 6 <sup>th</sup> Election & 3 <sup>rd</sup> Councilmanic Districts | * | HEARINGS FOR      |
| Legal Owner(s): Pasqualena LLC                                    |   |                   |
| Petitioner(s)                                                     | * | BALTIMORE COUNTY  |
|                                                                   | * | 2021-010-SPHX     |

\* \* \* \* \*

### ENTRY OF APPEARANCE

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

Peter Max Zimmerman/rmw  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

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

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2<sup>nd</sup> day of February, 2020, a copy of the foregoing Entry of Appearance was mailed to Zachary Wilkens, Esquire, Smith, Gildea & Schmidt, LLC, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, [zwilkins@sgs-law.com](mailto:zwilkins@sgs-law.com), Attorney for Petitioner(s).

Peter Max Zimmerman/rmw  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

# ZAC AGENDA

---

**Case Number:** 2021-0010-SPHX      **Reviewer:** Gary Hucik  
**Existng Use:** COMMERCIAL    **Proposed Use:** COMMERCIAL  
**Type:** SPECIAL HEARING, SPECIAL EXCEPTION  
**Legal Owner:** Pasqualena LLC  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 6    **Council Dist:** 3

**Property Address:** 20517 KEENEY MILL RD

**Location:** South West side of Keeney Road North East 2100 to the center line of South Ruhl Road.

**Existing Zoning:** RC 2                      **Area:** 4.38 AC

**Proposed Zoning:**

SPECIAL HEARING:

To confirm that the proposed use is a community building and permitted via special exception in the RC 2 Zone.

In the alternatives, to confirm that the proposed use is a camp and permitted via special exception in the RC 2 Zone.

In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 Zone.

To confirm that the parking requirements in BCZR 409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant.

BCZR 409.12 To permit a modified parking plan to allow parking spaces as shown on the plan.

To approve the location and configuration of the site improvements thereon as more particularly shown on the plan.

To such other and further relief as may be required by the ALJ for Baltimore County.

**SPECIAL EXCEPTION:**

Pursuant to BCZR 1A01.2.C.8 To permit a community building.

In the alternative, pursuant to BCZR 1A01.2.C.5, To permit a camp.

In the alternative, pursuant to BCZR 1A01.2.C.6, To permit a community care center.

For such other and further relief as may be required by the ALJ for Baltimore County.

**Attorney:** Zachary J. Wilkins Gildea & Schmidt LLC,

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

---



*To be supplemented upon receipt from SDAT*

## 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 20517 Keeney Mill Road

which is presently zoned RC 2

Deed References: 20275 / 0013 /

10 Digit Tax Account # 2200018398

Property Owner(s) Printed Name(s) Pasqualena, LLC

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

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

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

Please see attached.

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

*Please see attached.*

3. ☐ a **Variance** from Section(s)

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

### TO BE PRESENTED AT HEARING

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

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

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

#### Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

#### Attorney for Petitioner:

**Zachary J. Wilkins, Smith, Gildea & Schmidt, LLC**

Name- Type or Print

Signature

600 Washington Avenue, Suite 200

Towson

MD

Mailing Address

City

State

21204

(410) 821-0070

zwilkins@sgs-law.com

Zip Code

Telephone #

Email Address

#### Legal Owners (Petitioners): Pasqualena, LLC

**David M. Churchill**

Authorized Representative of Pasqualena, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

2044 Freeland Road

Freeland

MD

Mailing Address

City

State

21053

Zip Code

Telephone #

Email Address

#### Representative to be contacted:

**Zachary J. Wilkins, Smith, Gildea & Schmidt, LLC**

Name - Type or Print

Signature

600 Washington Avenue, Suite 200

Towson

MD

Mailing Address

City

State

21204

(410) 821-0070

zwilkins@sgs-law.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2021-0010-SPHX Filing Date 1/13/21

Do Not Schedule Dates:

Reviewer gh

**ATTACHMENT TO PETITION**  
**ZONING RELIEF REQUESTED**  
20517 Keeney Mill Road (Property)

**Special Hearing Relief:**

1. To confirm that the proposed use is a community building and permitted via special exception in the RC 2 zone;
2. In the alternatives, to confirm that the proposed use is a camp and permitted via special exception in the RC 2 zone;
3. In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 zone;
4. To confirm that the parking requirements in BCZR § 409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant;
5. BCZR § 409.12 to permit a modified parking plan to allow parking spaces as shown on the plan;
6. To approve the location and configuration of the site improvements thereon as more particularly shown on the plan; and
7. To such other and further relief as may be required by the ALJ for Baltimore County.

**Special Exception Relief:**

1. Pursuant to BCZR § 1A01.2.C.8, to permit a community building;
2. In the alternative, pursuant to BCZR § 1A01.2.C.5, to permit a camp;
3. In the alternative, pursuant to BCZR § 1A01.2.C.6, to permit a community care center; and
4. For such other and further relief as may be required by the ALJ for Baltimore County.



December 17, 2020

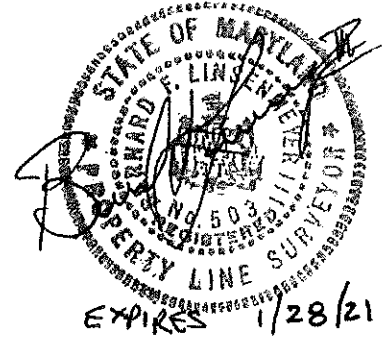
### ZONING DESCRIPTION

Beginning for the same on the southerly side of Keeney Mill Road (a 60-foot right-of-way) approximately 2,140 feet northeast of the easterly side of Middletown Road (a 70-foot right-of-way) and said point of beginning also being South 56°00'07" East 1,625.70 feet from said southerly side of Keeney Mill Road, thence running the following courses and distances:

1. North 38°58'12" East 52.19 feet to a point; thence,
2. North 54°35'14" East 227.17 feet to a point; thence,
3. South 27°52'12" East 312.73 feet to a point; thence,
4. South 17°41'09" West 263.34 feet to a point; thence,
5. North 70°05'07" West 115.32 feet to a point; thence,
6. North 86°08'37" West 116.98 feet to a point; thence,
7. North 08°10'45" West 61.41 feet to a point; thence,
8. North 11°29'49" West 252.26 feet to the point of beginning.

Containing 2.87 acres of land, more or less.

Being located in the Third Councilmanic District and the Sixth Election District of Baltimore County, Maryland.



## Real Property Data Search

## Search Result for BALTIMORE COUNTY

| View Map                                                                      | View GroundRent Redemption                     | View GroundRent Registration                                                       |
|-------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------|
| <b>Special Tax Recapture:</b> None                                            |                                                |                                                                                    |
| <b>Account Identifier:</b> District - 06 Account Number - 2200018398          |                                                |                                                                                    |
| Owner Information                                                             |                                                |                                                                                    |
| <b>Owner Name:</b>                                                            | BERNATOWICZ JOSEPH<br>BERNATOWICZ SANDRA J     | <b>Use:</b> RESIDENTIAL<br><b>Principal Residence:</b> YES                         |
| <b>Mailing Address:</b>                                                       | 20517 KEENEY MILL RD<br>FREELAND MD 21053-9634 | <b>Deed Reference:</b> /20275/ 00131                                               |
| Location & Structure Information                                              |                                                |                                                                                    |
| <b>Premises Address:</b>                                                      | 20517 KEENEY MILL RD<br>FREELAND 21053-9634    | <b>Legal Description:</b> 4.388 AC<br>SS KEENEY MILL RD<br>2400FT NE MIDDLETOWN RD |
| <b>Map:</b>                                                                   | <b>Grid:</b>                                   | <b>Parcel:</b>                                                                     |
| 0006                                                                          | 0015                                           | 0317                                                                               |
| <b>Neighborhood:</b>                                                          | <b>Subdivision:</b>                            | <b>Section:</b>                                                                    |
| 6020005.04                                                                    | 0000                                           |                                                                                    |
| <b>Block:</b>                                                                 | <b>Lot:</b>                                    | <b>Assessment Year:</b>                                                            |
|                                                                               | 1                                              | 2020                                                                               |
| <b>Plat No:</b>                                                               | <b>Plat Ref:</b>                               | MS                                                                                 |
| <b>Town:</b> None                                                             |                                                |                                                                                    |
| <b>Primary Structure Built</b>                                                | <b>Above Grade Living Area</b>                 | <b>Finished Basement Area</b>                                                      |
| 1956                                                                          | 4,800 SF                                       | 750 SF                                                                             |
| <b>Property Land Area</b>                                                     | <b>County Use</b>                              |                                                                                    |
| 4.3800 AC                                                                     | 04                                             |                                                                                    |
| <b>Stories</b>                                                                | <b>Basement</b>                                | <b>Type</b>                                                                        |
| 2                                                                             | NO                                             | STANDARD UNIT                                                                      |
| <b>Exterior</b>                                                               | <b>Quality</b>                                 | <b>Full/Half Bath</b>                                                              |
| SIDING/                                                                       | 5                                              | 5 full/ 1 half                                                                     |
| <b>Garage</b>                                                                 | <b>Last Notice of Major Improvements</b>       |                                                                                    |
| 1 Attached                                                                    |                                                |                                                                                    |
| Value Information                                                             |                                                |                                                                                    |
| <b>Base Value</b>                                                             | <b>Value</b>                                   | <b>Phase-in Assessments</b>                                                        |
|                                                                               | As of                                          | As of                                                                              |
|                                                                               | 01/01/2020                                     | 07/01/2020                                                                         |
| <b>Land:</b>                                                                  | 132,400                                        |                                                                                    |
| <b>Improvements</b>                                                           | 360,500                                        |                                                                                    |
| <b>Total:</b>                                                                 | 492,900                                        | 494,400                                                                            |
| <b>Preferential Land:</b>                                                     | 0                                              | 495,900                                                                            |
| Transfer Information                                                          |                                                |                                                                                    |
| <b>Seller:</b> CHEW WILLIAM F III                                             | <b>Date:</b> 06/22/2004                        | <b>Price:</b> \$555,000                                                            |
| <b>Type:</b> ARMS LENGTH IMPROVED                                             | <b>Deed1:</b> /20275/ 00131                    | <b>Deed2:</b>                                                                      |
| <b>Seller:</b> ONEILL JOSPEH M                                                | <b>Date:</b> 01/07/1994                        | <b>Price:</b> \$0                                                                  |
| <b>Type:</b> NON-ARMS LENGTH OTHER                                            | <b>Deed1:</b> /10267/ 00494                    | <b>Deed2:</b>                                                                      |
| <b>Seller:</b>                                                                | <b>Date:</b>                                   | <b>Price:</b>                                                                      |
| <b>Type:</b>                                                                  | <b>Deed1:</b>                                  | <b>Deed2:</b>                                                                      |
| Exemption Information                                                         |                                                |                                                                                    |
| <b>Partial Exempt Assessments:</b>                                            | <b>Class</b>                                   | <b>07/01/2020</b>                                                                  |
| <b>County:</b>                                                                | 000                                            | 0.00                                                                               |
| <b>State:</b>                                                                 | 000                                            | 0.00                                                                               |
| <b>Municipal:</b>                                                             | 000                                            | 0.00 0.00                                                                          |
| <b>Special Tax Recapture:</b> None                                            |                                                |                                                                                    |
| Homestead Application Information                                             |                                                |                                                                                    |
| <b>Homestead Application Status:</b> Approved 01/26/2009                      |                                                |                                                                                    |
| Homeowners' Tax Credit Application Information                                |                                                |                                                                                    |
| <b>Homeowners' Tax Credit Application Status:</b> No Application <b>Date:</b> |                                                |                                                                                    |

## Donna Mignon

---

**From:** Kristen L Lewis  
**Sent:** Tuesday, March 2, 2021 12:59 PM  
**To:** Debra Wiley; Donna Mignon  
**Subject:** Webex 2021-0010-SPHX

Good afternoon,

Below is another case needing a webex event created. Thank you,

Case 2021-0010-SPHX  
20517 Keeney Mill Road  
Owners: Pasqualena, LLC  
3/29/21 at 1:30 p.m.

Below are the participants:

Zachary Wilkins: [zwilkins@sgs-law.com](mailto:zwilkins@sgs-law.com)  
Larry Schmidt: [lschmidt@sgs-law.com](mailto:lschmidt@sgs-law.com)  
Diann Churchill: [diann2044@gmail.com](mailto:diann2044@gmail.com)  
Andrew Brown: [abrown@dsthaler.com](mailto:abrown@dsthaler.com)

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

## Panelist List

| Name                               | Email address                 | Phone number | Time Zone     | Language | Locale |
|------------------------------------|-------------------------------|--------------|---------------|----------|--------|
| Deb Wiley<br>(Alternate Host)      | dwiley@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |
| Maureen Murphy<br>(Alternate Host) | mmurphy@baltimorecountymd.gov | 1-           | New York Time | English  | U.S.   |
| Paul Mayhew<br>(Alternate Host)    | pmayhew@baltimorecountymd.gov | 1-           | New York Time | English  | U.S.   |
| Andrew Brown                       | abrown@dsthaler.com           | 1-           | New York Time | English  | U.S.   |
| Diann Churchill                    | diann2044@gmail.com           | 1-           | New York Time | English  | U.S.   |
| Larry Schmidt                      | lschmidt@sgs-law.com          | 1-           | New York Time | English  | U.S.   |
| Zach Wilkins                       | zwilkins@sgs-law.com          | 1-           | New York Time | English  | U.S.   |



## Event Information

|                                                |                                                                                                                                                                                                                                     |                                     |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| <b>Event:</b>                                  | Zoning Hearing - Case No: 2021-0010-SPHX - 20517 Keeney Mill Road - Owners: Pasqualena, LLC                                                                                                                                         | <b>Start Ev</b>                     |
| <b>Type:</b>                                   | Listed Event                                                                                                                                                                                                                        | You can :                           |
| <b>Event address for attendees:</b>            | <a href="https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e968ddd2286c422a84f4e028db509d4c0">https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e968ddd2286c422a84f4e028db509d4c0</a> | event by                            |
| <b>Event address for panelists:</b>            | <a href="https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e98086ed4f6e02a5eb6e644d2e35ccf9c">https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e98086ed4f6e02a5eb6e644d2e35ccf9c</a> | Start Nov                           |
| <b>Date and time:</b>                          | Monday, March 29, 2021 1:30 pm<br>Eastern Daylight Time (New York, GMT-04:00)                                                                                                                                                       | <input type="button" value="Sta"/>  |
| <b>Duration:</b>                               | 1 hour                                                                                                                                                                                                                              |                                     |
| <b>Description:</b>                            | Zoning Hearing<br>Case No: 2021-0010-SPHX<br>Address: 20517 Keeney Mill Road<br>Owners: Pasqualena, LLC                                                                                                                             | <b>Send Ev</b>                      |
| <b>Event number:</b>                           | 160 390 0292                                                                                                                                                                                                                        | You can :                           |
| <b>Event password:</b>                         | 1234                                                                                                                                                                                                                                | emails by                           |
| <b>Host key:</b>                               | 410433                                                                                                                                                                                                                              | Send Err                            |
| <b>Alternate Host:</b>                         | Deb Wiley, Maureen Murphy, Paul Mayhew                                                                                                                                                                                              | <input type="button" value="Send"/> |
| <b>Panelist Info:</b>                          |                                                                                                                                                                                                                                     |                                     |
| <b>Panelist password:</b>                      |                                                                                                                                                                                                                                     |                                     |
| <b>Panelist numeric password:</b>              | 810855                                                                                                                                                                                                                              |                                     |
| <b>Video Address:</b>                          | 1603900292@baltimorecountymd.webex.com<br>You can also dial 173.243.2.68 and enter your meeting number.                                                                                                                             |                                     |
| <b>Audio conference:</b>                       | US Toll<br>+1-415-655-0001<br><a href="#">Show all global call-in numbers</a><br>Access code: 160 390 0292                                                                                                                          |                                     |
| <b>Maximum number of registrants:</b>          | 10000                                                                                                                                                                                                                               |                                     |
| <b>Destination address after event:</b>        |                                                                                                                                                                                                                                     |                                     |
| <b>Host image:</b>                             |                                                                                                                                                                                                                                     |                                     |
| <b>Attendee list available for viewing by:</b> | Host, presenter and panelists only                                                                                                                                                                                                  |                                     |
| <b>Event material:</b>                         | None                                                                                                                                                                                                                                |                                     |
| <b>Post-event survey:</b>                      | No                                                                                                                                                                                                                                  |                                     |
| <b>Email configured:</b>                       | Pending, Approved, Rejected                                                                                                                                                                                                         |                                     |

## Registration Information

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

## Donna Mignon

---

**Subject:** Web seminar scheduled: Zoning Hearing - Case No: 2021-0010-SPHX - 20517 Keeney  
Mill Road - Owners: Pasqualena, LLC  
**Location:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7c1b787bdee2c873638678fe270f3487>  
**Start:** Mon 3/29/2021 1:30 PM  
**End:** Mon 3/29/2021 2:30 PM  
**Show Time As:** Tentative  
**Recurrence:** (none)  
**Meeting Status:** Not yet responded  
**Organizer:** webex

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

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

Host: Donna Mignon (dmignon@baltimorecountymd.gov)  
Event number (access code): 160 390 0292

Monday, March 29, 2021 1:30 pm, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e7c1b787bdee2c873638678fe270f3487>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eaf34c6ae12173739247149174b0>

**Start event**

**Audio conference information**

+1-415-655-0001 US Toll

Global call-in numbers

**Join from a video system or application**

Dial 1603900292@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 810855

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

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e2db0ce4418c59861f6111ec79b930c3b>

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

## Donna Mignon

---

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Wednesday, March 24, 2021 2:07 PM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

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

## Results of Form Submission

Request to Testify

| Label                  | Value                |
|------------------------|----------------------|
| First Name             | Whitney              |
| Last Name              | DeAngelo             |
| Email                  | blair30@gmail.com    |
| Phone                  | 410-627-2434         |
| Address                | 20613 Keeney Mill Rd |
| City                   | Freeland             |
| State                  | Maryland             |
| ZIP Code               | 21053                |
| Case Number            | 2021-0010-SPHX       |
| Scheduled Hearing Date | 3/29/2021            |



## Panelist List

| Name                               | Email address                 | Phone number | Time Zone     | Language | Locale |
|------------------------------------|-------------------------------|--------------|---------------|----------|--------|
| Deb Wiley<br>(Alternate Host)      | dwiley@baltimorecountymd.gov  | 1-           | New York Time | English  | U.S.   |
| Maureen Murphy<br>(Alternate Host) | mmurphy@baltimorecountymd.gov | 1-           | New York Time | English  | U.S.   |
| Paul Mayhew<br>(Alternate Host)    | pmayhew@baltimorecountymd.gov | 1-           | New York Time | English  | U.S.   |
| Andrew Brown                       | abrown@dsthaler.com           | 1-           | New York Time | English  | U.S.   |
| Diann Churchill                    | diann2044@gmail.com           | 1-           | New York Time | English  | U.S.   |
| Frank Burnette                     | 1rfburnette@gmail.com         | 1-           | New York Time | English  | U.S.   |
| Larry Schmidt                      | lschmidt@sgs-law.com          | 1-           | New York Time | English  | U.S.   |
| Muriel Ashley                      | mcashley@comcast.net          | 1-           | New York Time | English  | U.S.   |
| Richard Jordan                     | kljroeder@gmail.com           | 1-           | New York Time | English  | U.S.   |
| Whitney DeAngelo                   | blair30@gmail.com             | 1-           | New York Time | English  | U.S.   |
| Zach Wilkins                       | zwilkins@sgs-law.com          | 1-           | New York Time | English  | U.S.   |

OK

## Donna Mignon

---

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Wednesday, March 24, 2021 2:30 PM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

## Results of Form Submission

Request to Testify

| Label                  | Value                  |
|------------------------|------------------------|
| First Name             | Muriel                 |
| Last Name              | Ashley                 |
| Email                  | mcashley@comcast.net   |
| Phone                  | 443-791-3222           |
| Address                | 20509 Keeney Mill Road |
| City                   | Freeland               |
| State                  | Maryland               |
| ZIP Code               | 21053                  |
| Case Number            | 2021-0100-SPHX         |
| Scheduled Hearing Date | 3/29/2021              |

## Edit Panelist Invitation List

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

[Select Contacts...](#)
[Import Contacts...](#)

### Panelists to Invite

| Name                                                               | Email address                 | Phone number | Language | Time Zone     | Locale |
|--------------------------------------------------------------------|-------------------------------|--------------|----------|---------------|--------|
| <input type="checkbox"/> <u>Donna Mignon</u><br>(Alternate Host)   | dmignon@baltimorecountymd.gov | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Maureen Murphy</u><br>(Alternate Host) | mmurphy@baltimorecountymd.gov | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Adam Rosenblatt, Esq.</u>              | amrosenblatt@venable.com      | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>David Karceski, Esq.</u>               | dhkarceski@venable.com        | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>David Thaler</u>                       | dsthaler@dsthaler.com         | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Dr. Norman Barton</u>                  | norman.barton@sirogenesis.com | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Ellen Barton</u>                       | ellenbarton@gmail.com         | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Paul Mayhew</u>                        | pmayhew@baltimorecountymd.gov | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Stacey McArthur</u>                    | smcarthur@dsthaler.com        | 1-           | English  | New York Time | U.S.   |
| <input checked="" type="checkbox"/> <u>Elizabeth Mitchell</u>      | mitch21131@gmail.com          | 1-           | English  | New York Time | U.S.   |

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

### New Panelist

 Full name:  (required)

 Email address:  (required)

 Phone number:   

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

Language: English

Locale: U.S.

☐ Add new panelist in my address book

☐ Invite as alternate host

[Add to Invitation List](#)

3-29-21

2021-0010-SPHX

**Donna Mignon**

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Tuesday, March 16, 2021 2:49 PM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

# Results of Form Submission

Request to Testify

| Label                  | Value                  |
|------------------------|------------------------|
| First Name             | Richard                |
| Last Name              | Jordan                 |
| Email                  | kljroeder@gmail.com    |
| Phone                  | 443-615-3371           |
| Address                | 20505 Keeney Mill Road |
| City                   | Freeland               |
| State                  | Maryland               |
| ZIP Code               | 21053                  |
| Case Number            | 2021-0010-SPHX         |
| Scheduled Hearing Date | Mon. Mar 29, 2021      |

## Edit Panelist Invitation List

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

[Select Contacts...](#)[Import Contacts...](#)

### Panelists to Invite

| Name                                                               | Email address                 | Phone number | Language | Time Zone     | Locale |
|--------------------------------------------------------------------|-------------------------------|--------------|----------|---------------|--------|
| <input type="checkbox"/> <u>Deb Wiley</u><br>(Alternate Host)      | dwiley@baltimorecountymd.gov  | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Maureen Murphy</u><br>(Alternate Host) | mmurphy@baltimorecountymd.gov | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Paul Mayhew</u><br>(Alternate Host)    | pmayhew@baltimorecountymd.gov | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Andrew Brown</u>                       | abrown@dsthaler.com           | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Diann Churchill</u>                    | diann2044@gmail.com           | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Larry Schmidt</u>                      | lschmidt@sgs-law.com          | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Richard Jordan</u>                     | kljroeder@gmail.com           | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Zach Wilkins</u>                       | zwilkins@sgs-law.com          | 1-           | English  | New York Time | U.S.   |

[Invite](#)[Select All](#)[Clear All](#)[Delete](#)[Cancel](#)

## New Panelist

Full name:  (required)Email address:  (required)Phone number:  Country/Region  Number (with area/city code)Time Zone:  New York (Eastern Daylight Time, GMT-04:00) ▼Language:  English ▼Locale:  U.S. ▼☐ Add new panelist in my address book☐ Invite as alternate host[Add to Invitation List](#)



## Edit Panelist Invitation List

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

[Select Contacts...](#)
[Import Contacts...](#)

### Panelists to Invite

| Name                                                               | Email address                 | Phone number | Language | Time Zone     | Locale |
|--------------------------------------------------------------------|-------------------------------|--------------|----------|---------------|--------|
| <input type="checkbox"/> <u>Deb Wiley</u><br>(Alternate Host)      | dwiley@baltimorecountymd.gov  | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Maureen Murphy</u><br>(Alternate Host) | mmurphy@baltimorecountymd.gov | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Paul Mayhew</u><br>(Alternate Host)    | pmayhew@baltimorecountymd.gov | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Andrew Brown</u>                       | abrown@dsthaler.com           | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Diann Churchill</u>                    | diann2044@gmail.com           | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Larry Schmidt</u>                      | lschmidt@sgs-law.com          | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Muriel Ashley</u>                      | mcashley@comcast.net          | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Richard Jordan</u>                     | kljroeder@gmail.com           | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Whitney DeAngelo</u>                   | blair30@gmail.com             | 1-           | English  | New York Time | U.S.   |
| <input type="checkbox"/> <u>Zach Wilkins</u>                       | zwilkins@sgs-law.com          | 1-           | English  | New York Time | U.S.   |
| <input checked="" type="checkbox"/> <u>Frank Burnette</u>          | 1rfburnette@gmail.com         | 1-           | English  | New York Time | U.S.   |
| <input checked="" type="checkbox"/> <u>Carol Kibler</u>            | geokibler1@gmail.com          | 1-           | English  | New York Time | U.S.   |
| <input checked="" type="checkbox"/> <u>David L. Howser</u>         | dhowser@gmail.com             | 1-           | English  | New York Time | U.S.   |
| <input checked="" type="checkbox"/> <u>Jon Kibler</u>              | jakble102216@gmail.com        | 1-           | English  | New York Time | U.S.   |

[Invite](#)
[Select All](#)
[Clear All](#)
[Delete](#)
[Cancel](#)

### New Panelist

 Full name:  (required)

 Email address:  (required)

 Phone number:  

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

 Language:  English

 Locale:  U.S.

☐ Add new panelist in my address book

☐ Invite as alternate host

[Add to Invitation List](#)

**Donna Mignon**

---

**From:** messenger@webex.com  
**Sent:** Friday, March 26, 2021 8:42 AM  
**To:** Donna Mignon  
**Subject:** Email delivery status for Web seminar: Zoning Hearing - Case No: 2021-0010-SPHX - 20517 Keeney Mill Road - Owners: Pasqualena, LLC

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



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

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

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

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

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**Donna Mignon**

---

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Thursday, March 25, 2021 11:29 AM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

## Results of Form Submission

Request to Testify

| <b>Label</b>           | <b>Value</b>           |
|------------------------|------------------------|
| First Name             | Frank                  |
| Last Name              | Burnette               |
| Email                  | 1rfburnette@gmail.com  |
| Phone                  | 14103579466            |
| Address                | 20631 Keeney Mill Road |
| City                   | Freeland               |
| State                  | Maryland               |
| ZIP Code               | 21053                  |
| Case Number            | 2021-0010-SPHX         |
| Scheduled Hearing Date | 03-29-2021             |

**Debra Wiley**

---

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Thursday, March 25, 2021 10:21 PM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

## Results of Form Submission

Request to Testify

| <b>Label</b>           | <b>Value</b>           |
|------------------------|------------------------|
| First Name             | Jon                    |
| Last Name              | Kibler                 |
| Email                  | Jakble102216@gmail.com |
| Phone                  | 4437215996             |
| Address                | 43 Rhodes Place        |
| City                   | Timonium               |
| State                  | Maryland               |
| ZIP Code               | 21093                  |
| Case Number            | 2021-0010-SPHX         |
| Scheduled Hearing Date | 3/29/2021              |

**Debra Wiley**

---

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Thursday, March 25, 2021 9:21 PM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

## Results of Form Submission

Request to Testify

| <b>Label</b>           | <b>Value</b>           |
|------------------------|------------------------|
| First Name             | David L.               |
| Last Name              | Howser                 |
| Email                  | dlhowser@gmail.com     |
| Phone                  | 4102368713             |
| Address                | 20619 Keeney Mill Road |
| City                   | Freeland               |
| State                  | Maryland               |
| ZIP Code               | 21053                  |
| Case Number            | 2021-0010-SPHX         |
| Scheduled Hearing Date | 3/29/2021              |



**Debra Wiley**

---

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Thursday, March 25, 2021 9:24 PM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

## Results of Form Submission

Request to Testify

| <b>Label</b>           | <b>Value</b>           |
|------------------------|------------------------|
| First Name             | David L.               |
| Last Name              | Howser                 |
| Email                  | dlhowser@gmail.com     |
| Phone                  | 4102368713             |
| Address                | 20619 Keeney Mill Road |
| City                   | Freeland               |
| State                  | Maryland               |
| ZIP Code               | 21053                  |
| Case Number            | 2021-0010-SPHX         |
| Scheduled Hearing Date | 3/29/2021              |

**Debra Wiley**

---

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Thursday, March 25, 2021 9:34 PM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

## Results of Form Submission

Request to Testify

| <b>Label</b>           | <b>Value</b>           |
|------------------------|------------------------|
| First Name             | David L.               |
| Last Name              | Howser                 |
| Email                  | dlhowser@gmail.com     |
| Phone                  | 4102368713             |
| Address                | 20619 Keeney Mill Road |
| City                   | Freeland               |
| State                  | Maryland               |
| ZIP Code               | 21053                  |
| Case Number            | 2021-0010-SPHX         |
| Scheduled Hearing Date | 3/29/2021              |

**Debra Wiley**

---

**From:** webmaster@baltimorecountymd.gov  
**Sent:** Thursday, March 25, 2021 6:04 PM  
**To:** Administrative Hearings  
**Subject:** Request to Testify

## Results of Form Submission

### Request to Testify

| <b>Label</b>           | <b>Value</b>         |
|------------------------|----------------------|
| First Name             | Carol                |
| Last Name              | Kibler               |
| Email                  | geokibler1@gmail.com |
| Phone                  | 410-294-2123         |
| Address                | 20625 Keeney Mill Rd |
| City                   | Freeland             |
| State                  | Maryland             |
| ZIP Code               | 21053                |
| Case Number            | 2021-0010-SPHX       |
| Scheduled Hearing Date | 3/29/2021            |

## Donna Mignon

---

**From:** Donna Mignon  
**Sent:** Monday, March 22, 2021 1:57 PM  
**To:** Zachary Wilkins; Lawrence Schmidt  
**Subject:** Case No: 2021-0010-SPHX 20517 Keeney Mill Road

Good Afternoon:

As you are aware, a virtual Webex hearing has been scheduled for March 29, 2021. You should have received an invitation in an email which invited you to this hearing.

Please note that all electronic hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov). Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

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

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

[illegible]



| FirstName | LastName   | Company | Email                          | Join Time | Leave Time |
|-----------|------------|---------|--------------------------------|-----------|------------|
| Muriel    | Ashley     |         | mcashley@comcast.net           | 1:32 pm   | N 5:06 pm  |
| Carol     | KIBLER     |         | geokibler1@gmail.com           | 1:31 pm   | N 4:29 pm  |
| Richard   | Jordan     |         | kljroeder@gmail.com            | 1:26 pm   | N 5:06 pm  |
| Whitney   | DeAngelo   |         | blair30@gmail.com              | 4:36 pm   | N 5:06 pm  |
| Whitney   | DeAngelo   |         | blair30@gmail.com              | 3:11 pm   | N 5:06 pm  |
| Whitney   | DeAngelo   |         | blair30@gmail.com              | 1:39 pm   | N 3:11 pm  |
| Whitney   | DeAngelo   |         | blair30@gmail.com              | 1:38 pm   | N 1:38 pm  |
| Larry     | Schmidt    |         | lschmidt@sgs-law.com           | 2:00 pm   | N 5:06 pm  |
| Larry     | Schmidt    |         | lschmidt@sgs-law.com           | 1:30 pm   | N 1:57 pm  |
| Frank     | Burnette   |         | 1rfburnette@gmail.com          | 1:35 pm   | N 4:59 pm  |
| Andrew    | Brown      |         | abrown@dsthaler.com            | 1:17 pm   | N 5:06 pm  |
| Maureen   | Murphy     |         | mmurphy@baltimorecountymd.gov  | 1:25 pm   | N 5:06 pm  |
| Jon       | Kibler     |         | jakble102216@gmail.com         | 2:03 pm   | N 2:12 pm  |
| Jon       | Kibler     |         | jakble102216@gmail.com         | 1:58 pm   | N 2:00 pm  |
| Jon       | Kibler     |         | jakble102216@gmail.com         | 1:28 pm   | N 1:58 pm  |
| Mr.       | David L. H |         | dlhowser@gmail.com             | 3:35 pm   | N 5:06 pm  |
| David     | L. Howser  |         | dlhowser@gmail.com             | 1:33 pm   | N 3:33 pm  |
| Diann     | Churchill  |         | diann2044@gmail.com            | 1:25 pm   | N 5:06 pm  |
| Spencer   | Churchill  |         | spencerchurchill0169@gmail.com | 1:35 pm   | N 4:24 pm  |
| Jeremy    | Morrison   |         | jam@jeremymorrison.com         | 1:30 pm   | N 5:06 pm  |
| Norah     | Alrowaitea |         | nalrowaitea@gmail.com          | 1:35 pm   | N 3:33 pm  |
| Ian       | Churchill  |         | idchurch95@gmail.com           | 4:04 pm   | N 5:06 pm  |
| richard   | bernstein  |         | rick@firstfruitsfarm.org       | 1:25 pm   | N 5:06 pm  |
| Rachel    | Kuczynski  |         | rrkuczynski@verizon.net        | 2:07 pm   | N 4:39 pm  |
| Donna     | Mignon     |         | dmignon@baltimorecountymd.gov  | 1:16 pm   | N 3:47 pm  |
| Chris     | Sutton     |         | kingkamaie@yahoo.com           | 1:29 pm   | N 5:06 pm  |
| Klaus     | Bienert    |         | herrbienert@gmail.com          | 3:56 pm   | N 3:56 pm  |
| Klaus     | Bienert    |         | herrbienert@gmail.com          | 3:40 pm   | N 3:42 pm  |
| Klaus     | Bienert    |         | herrbienert@gmail.com          | 3:02 pm   | N 3:21 pm  |
| Klaus     | Bienert    |         | herrbienert@gmail.com          | 1:54 pm   | N 2:56 pm  |
| Klaus     | Bienert    |         | herrbienert@gmail.com          | 1:28 pm   | N 1:38 pm  |
| Tom       | Mitchell   |         | dziadz1@verizon.net            | 1:29 pm   | N 5:06 pm  |
| David     | Churchill  |         | dmchurchill2044@gmail.com      | 1:29 pm   | N 5:05 pm  |
| Richard   | Churchill  |         | thechurchills@comcast.net      | 1:23 pm   | N 4:30 pm  |
| Amy       | Spears     |         | fuzzyslipperz@gmail.com        | 3:03 pm   | N 5:06 pm  |
| charles   | thomas     |         | cdt625ijl@aol.com              | 1:30 pm   | N 5:06 pm  |

[illegible]

Responded to

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

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N/A

N/A

N/A

N/A

IN THE MATTER OF  
PASQUALENA, LLC - LEGAL OWNER  
AND PETITIONER FOR SPECIAL HEARING AND  
SPECIAL EXCEPTION ON THE PROPERTY  
LOCATED AT 20517 KEENEY MILL ROAD

6<sup>TH</sup> ELECTION DISTRICT  
3<sup>RD</sup> COUNCILMANIC DISTRICT

\* BEFORE THE  
\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. 21-010-SPHX

\* \* \* \* \*

### ORDER OF DISMISSAL

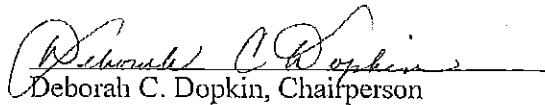
This matter comes to the Board of Appeals by way of an appeal filed by Lawrence E. Schmidt, on behalf of Pasqualena, LLC, Petitioner, from a final decision of the Administrative Law Judge dated April 26, 2021, in which the requested zoning relief was granted with conditions. The Appeal was limited to condition number 6 of the approval of the Special Exception relief that: "Prior to the issuance of permits, Petitioner shall apply for and obtain an address change for the home on the property from a Keeney Mill address to a Freeland Road address".

**WHEREAS**, the Board is in receipt of an Notice of Dismissal from Lawrence E. Schmidt, Esquire on behalf of Petitioners/Appellants voluntarily dismissing the appeal filed on May 25, 2021 (a copy of which is attached hereto and made a part hereof); and

**WHEREAS**, said Petitioner /Appellant requests that the appeal taken in this matter be dismissed with prejudice as of August 3, 2021,

**IT IS ORDERED** this 17<sup>th</sup> day of August, 2021 by the Board of Appeals of Baltimore County that the appeal taken in Case No. 21-010-SPHX be and the same is hereby **DISMISSED with prejudice**.

**BOARD OF APPEALS  
OF BALTIMORE COUNTY**

  
Deborah C. Dopkin, Chairperson

IN RE:

**PETITIONS FOR SPECIAL HEARING  
AND SPECIAL EXCEPTION**

**Pasqualena, LLC – Petitioner/Legal Owner  
20517 Keeney Mill Road  
Freeland, MD 21053**

6th Election District  
3rd Councilmanic District

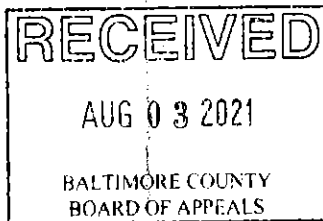
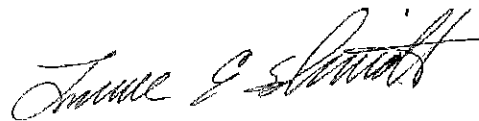
\* BEFORE THE  
\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\*  
\* Case No. 2021-0010-SPHX  
\*

\* \* \* \* \*

**NOTICE OF DISMISSAL**

Pursuant to Rule 3b of the Rules of Procedure of the Board of Appeals for Baltimore County, Maryland, the Appellant, Pasqualena, LLC, by and through Lawrence E. Schmidt and Smith, Gildea & Schmidt, LLC, its attorneys, hereby dismisses this appeal with prejudice.

Respectfully Submitted,



\_\_\_\_\_  
LAWRENCE E. SCHMIDT  
CPF No. 7905010152  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, MD 21204  
(410) 821 0070  
[lschmidt@sgs-law.com](mailto:lschmidt@sgs-law.com)  
*Attorney for Appellant MGJ Properties, LLC*

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3<sup>rd</sup> day of August, 2021, a copy of the foregoing Notice of

Dismissal was emailed to:

Richard Jordan  
[kljroeder@gmail.com](mailto:kljroeder@gmail.com)

Muriel Ashley  
[mcashley@comcast.net](mailto:mcashley@comcast.net)

Carol Kibler  
[geokibler1@gmail.com](mailto:geokibler1@gmail.com)

Whitney DeAngelo  
[blair30@gmail.com](mailto:blair30@gmail.com)

Frank Burnette  
[1rfburnette@gmail.com](mailto:1rfburnette@gmail.com)

John Kibler  
[jakble102216@gmail.com](mailto:jakble102216@gmail.com)

David Howser  
[dlhowser@gmail.com](mailto:dlhowser@gmail.com)

Jeremy Morrison  
[jam@jeremymorrison.com](mailto:jam@jeremymorrison.com)

Norah Alrowaltea  
[nalrowaltea@gmail.com](mailto:nalrowaltea@gmail.com)

Ian Churchill  
[idchurch95@gmail.com](mailto:idchurch95@gmail.com)

Richard Burnstein  
[rick@firstfruitsfarm.org](mailto:rick@firstfruitsfarm.org)

Rachel Kuczynski  
[rrkuczynski@verion.net](mailto:rrkuczynski@verion.net)

Chris Sutton  
[kingkamaie@yahoo.com](mailto:kingkamaie@yahoo.com)

Klaus Bienert  
[herrbienert@gmail.com](mailto:herrbienert@gmail.com)

Tom Mitchell  
[dziadz1@verizon.net](mailto:dziadz1@verizon.net)

David Churchill  
[dmchurchill@comcast.net](mailto:dmchurchill@comcast.net)

Richard Churchill  
[thechurchills@comcast.net](mailto:thechurchills@comcast.net)

Amy Spears  
[fuzzyslipperz@gmail.com](mailto:fuzzyslipperz@gmail.com)

Charles Thomas  
[cdt625ijl@aol.com](mailto:cdt625ijl@aol.com)

Krysundra Cannington  
[kcannington@baltimorecountymd.gov](mailto:kcannington@baltimorecountymd.gov)



---

LAWRENCE E. SCHMIDT





## Board of Appeals of Baltimore County

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

August 17, 2021

Lawrence E. Schmidt, Esquire  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, Maryland 21204

Re: In the matter of: *Pasqualena, LLC – Legal Owner*  
Case No.: 21-010-SPHX

Dear Mr. Schmidt:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

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

Very truly yours,

  
Krysundra "Sunny" Cannington  
Administrator

KLC/taz  
Enclosure

c: See Distribution List Attached

In the Matter of: *Pasqualena, LLC – Legal Owner*  
Case No.: 21-010-SPHX  
Distribution List  
August 17, 2021

2

Pasqualena, LLC  
David M. and Diann Churchill  
Charles Thomas  
John and Carol Kibler  
David Howser  
Frank Burnette  
Jeremy Morris  
Murial Ashley  
Rachel Kuczynski  
Richard Jordan  
Jane Heming  
Tom Mitchell  
Jenny Beares  
Amy Spears  
Whitney DeAngelo  
Norah Alrowaltea  
Richard Bernstein  
Chris Sutton  
Klaus Bienert  
Office of People's Counsel  
Paul M. Mayhew, Managing Administrative Law Judge  
Stephen Lafferty, Director/Department of Planning  
C. Pete Gutwald, Director/PAI  
Nancy C. West, Assistant County Attorney/Office of Law  
James R. Benjamin, Jr., County Attorney/Office of Law

IN RE:

**PETITIONS FOR SPECIAL HEARING  
AND SPECIAL EXCEPTION**

**Pasqualena, LLC – Petitioner/Legal Owner  
20517 Keeney Mill Road  
Freeland, MD 21053**

6th Election District  
3rd Councilmanic District

\* BEFORE THE  
\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\*  
\* **Case No. 2021-0010-SPHX**  
\*

\* \* \* \* \*

**NOTICE OF DISMISSAL**

Pursuant to Rule 3b of the Rules of Procedure of the Board of Appeals for Baltimore County, Maryland, the Appellant, Pasqualena, LLC, by and through Lawrence E. Schmidt and Smith, Gildea & Schmidt, LLC, its attorneys, hereby dismisses this appeal with prejudice.

Respectfully Submitted,



---

LAWRENCE E. SCHMIDT  
CPF No. 7905010152  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, MD 21204  
(410) 821 0070  
[lschmidt@sgs-law.com](mailto:lschmidt@sgs-law.com)  
*Attorney for Appellant MGJ Properties, LLC*

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3<sup>rd</sup> day of August, 2021, a copy of the foregoing Notice of

Dismissal was emailed to:

Richard Jordan  
[kljroeder@gmail.com](mailto:kljroeder@gmail.com)

Muriel Ashley  
[mcashley@comcast.net](mailto:mcashley@comcast.net)

Carol Kibler  
[geokibler1@gmail.com](mailto:geokibler1@gmail.com)

Whitney DeAngelo  
[blair30@gmail.com](mailto:blair30@gmail.com)

Frank Burnette  
[1rfburnette@gmail.com](mailto:1rfburnette@gmail.com)

John Kibler  
[jakble102216@gmail.com](mailto:jakble102216@gmail.com)

David Howser  
[dlhowser@gmail.com](mailto:dlhowser@gmail.com)

Jeremy Morrison  
[jam@jeremymorrison.com](mailto:jam@jeremymorrison.com)

Norah Alrowaltea  
[nalrowaitca@gmail.com](mailto:nalrowaitca@gmail.com)

Ian Churchill  
[idechurch95@gmail.com](mailto:idechurch95@gmail.com)

Richard Burnstein  
[rick@firstfruitsfarm.org](mailto:rick@firstfruitsfarm.org)

Rachel Kuczynski  
[rrkuczynski@verion.net](mailto:rrkuczynski@verion.net)

Chris Sutton  
[kingkamaie@yahoo.com](mailto:kingkamaie@yahoo.com)

Klaus Bienert  
[herrbienert@gmail.com](mailto:herrbienert@gmail.com)

Tom Mitchell  
[dziadz1@verizon.net](mailto:dziadz1@verizon.net)

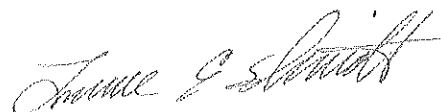
David Churchill  
[dmchurchill@comcast.net](mailto:dmchurchill@comcast.net)

Richard Churchill  
[thechurchills@comcast.net](mailto:thechurchills@comcast.net)

Amy Spears  
[fuzzyslipperz@gmail.com](mailto:fuzzyslipperz@gmail.com)

Charles Thomas  
[cdt625ijt@aol.com](mailto:cdt625ijt@aol.com)

Krysundra Cannington  
[kcannington@baltimorecountymd.gov](mailto:kcannington@baltimorecountymd.gov)



---

LAWRENCE E. SCHMIDT

## Krysundra Cannington

**From:** Jacob Edmondson <jedmondson@sgs-law.com>  
**Sent:** Tuesday, August 3, 2021 10:23 AM  
**To:** Appeals Board  
**Cc:** 'idchurch95@gmail.com'; 'nalrowaitea@gmail.com'; 'jam@jeremymorrison.com'; 'dlhowser@gmail.com'; 'jakble102216@gmail.com'; '1rfburnette@gmail.com'; 'blair30@gmail.com'; 'geokibler1@gmail.com'; 'mcashley@comcast.net'; 'kljroeder@gmail.com'; Krysundra Cannington; 'cdt625ijl@aol.com'; 'fuzzyslipperz@gmail.com'; 'thechurchills@comcast.net'; 'dmchurchill@comcast.net'; 'dziadz1@verizon.net'; 'herrbienert@gmail.com'; 'kingkamaie@yahoo.com'; 'rrkuczynski@verion.net'; 'rick@firstfruitsfarm.org'; Zachary Wilkins; Lawrence Schmidt  
**Subject:** Case No. 2021-0010-SPHX  
**Attachments:** Notice of dismissal.docx

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

All:

Please see the attached Notice of Dismissal for the above referenced case.

Respectfully,



**Jacob E. Edmondson**

SMITH, GILDEA & SCHMIDT, LLC

600 Washington Avenue

Suite 200

Towson, MD 21204

(410) 821-0070

(410) 821-0071 – fax

jedmondson@sgs-law.com

[http://secure-web.cisco.com/10rVV7yrqs3Xrky3wXe7azSm9qKaq5\\_uW8CTA7llHP1q34VfdGWvZ\\_wNQbJ5CY7q00UarPTV86YgJ1z\\_UH3LRHMJtbc5p02D12q7jje6xXXpRTq1b4OQIgTHw4I07aQMn1VS08FtxEBcraaN\\_CtkLu6RXZ0GP2AW7cFltGWQYtka0PwqQ4JBqMaUqtAiteBkzHVll9EoSGNlRr2](http://secure-web.cisco.com/10rVV7yrqs3Xrky3wXe7azSm9qKaq5_uW8CTA7llHP1q34VfdGWvZ_wNQbJ5CY7q00UarPTV86YgJ1z_UH3LRHMJtbc5p02D12q7jje6xXXpRTq1b4OQIgTHw4I07aQMn1VS08FtxEBcraaN_CtkLu6RXZ0GP2AW7cFltGWQYtka0PwqQ4JBqMaUqtAiteBkzHVll9EoSGNlRr2)



## Board of Appeals of Baltimore County

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

July 22, 2021

### **NOTICE OF ASSIGNMENT**

**IN THE MATTER OF:** Pasqualena, LLC – Legal Owner  
20517 Keeney Mill Road  
21-010-SPHX 6<sup>th</sup> Election District; 3<sup>rd</sup> Council District

Re: Petition for Special Hearing relief for:

- (1) To confirm that the proposed use is a community building and permitted via special exception in the RC-2 zone;
- (2) In the alternative, to confirm that the proposed use is a camp and permitted via special exception in the RC-2 zone;
- (3) In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC-2 zone;
- (4) To confirm that the parking requirements in BCZR §409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant;
- (5) To permit a modified parking plan from BCZR §409.12 to allow parking spaces as shown on the plan; and
- (6) To approve the location and configuration of the site improvements thereon as more particularly shown on the plan.

Petition for Special Exception relief pursuant to BCZR:

- (1) §1A01.2.C.8 to permit a community building;
- (2) In the alternative, §1A01.2.C.5 to permit a camp;
- (3) In the alternative, §1A01.2.C.6 to permit a community care center.

4/26/21 Opinion and Order of the Administrative Law Judge wherein the Petition for Special Hearing was DENIED as to (1), (2), (3), (4) and (6), and was GRANTED as to (5) to permit a modified parking plan from BCZR §409.12 to allow parking spaces as shown on the plan; and the Special Exception relief as to (1) and (3) were DENIED, and was GRANTED as to (2) to permit a camp pursuant to BCZR §1A01.2.C.5, with conditions.

5/25/21 Notice of Appeal filed by Lawrence E. Schmidt, Esquire and Smith, Gildea and Schmidt, LLC on behalf of Pasqualena, LLC, Petitioner. Appeal is only to Condition 6 of the approval of the Special Exception relief that: "Prior to the issuance of Permits, Petitioner shall apply for and obtain an address change for the home on the Property from a Keeney Mill address to a Freeland Rd. address".

**ASSIGNED FOR:** **SEPTEMBER 15, 2021, AT 10:00 A.M.**

The above scheduled hearing will be held remotely using WebEx for audio and video participation. **Call-in information and a link to the hearing will be posted on our web calendar at [www.baltimorecountymd.gov/departments/appeals](http://www.baltimorecountymd.gov/departments/appeals) the night before.**



**A complete set of exhibits must be emailed at least 48 hours before the hearing to [appealsboard@baltimorecountymd.gov](mailto:appealsboard@baltimorecountymd.gov) in a format that complies with MDEC (Maryland Electronic Court) standards.**

**NOTICE:**

- This appeal is an evidentiary hearing. Parties should consider the advisability of retaining an attorney.
- Please refer to the Board's Rules of Practice & Procedure, Appendix B, Baltimore County Code.
- No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).
- If you require special accommodations, please contact this office at least one week prior to hearing date.

If you do not have access to a computer or smart device, please contact our office for the call-in information the day before the scheduled hearing.

**Krysundra Cannington, Administrator**

c. Counsel for Petitioners/Appellants

Legal Owner

Protestants, *pro se*

: Lawrence E. Schmidt, Esquire

Zachary Wilkins, Esquire

: Pasqualena, LLC

David and Diann Churchill

: Charles Thomas, John and Carol Kibler, David  
Howser, Frank Burnette, Jeremy Morrison, Murial  
Ashley, Rachel Kuczynski, Richard Jordon, Jane  
Heming, Tom Mitchell, Jenny Beares, Amy  
Spears, Whitney DeAngelo,

Andrew Brown, P.E., D.S. Thaler & Associates, LLC

Office of People's Counsel

Paul M. Mayhew, Managing Administrative Law Judge

Steve Lafferty, Director/Department of Planning

C. Peter Gutwald, Director/PAI

James R. Benjamin, Jr., County Attorney

Nancy C. West, Assistant County Attorney

IN THE MATTER OF  
PASQUALENA, LLC - LEGAL OWNER  
AND PETITIONER FOR SPECIAL HEARING AND  
SPECIAL EXCEPTION ON THE PROPERTY  
LOCATED AT 20517 KEENEY MILL ROAD

6<sup>TH</sup> ELECTION DISTRICT  
3<sup>RD</sup> COUNCILMANIC DISTRICT

\* BEFORE THE  
\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\* CASE NO. 21-010-SPHX

\* \* \* \* \*

### ORDER OF DISMISSAL

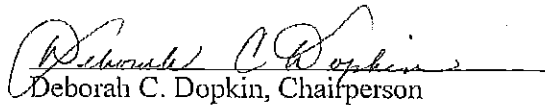
This matter comes to the Board of Appeals by way of an appeal filed by Lawrence E. Schmidt, on behalf of Pasqualena, LLC, Petitioner, from a final decision of the Administrative Law Judge dated April 26, 2021, in which the requested zoning relief was granted with conditions. The Appeal was limited to condition number 6 of the approval of the Special Exception relief that: "Prior to the issuance of permits, Petitioner shall apply for and obtain an address change for the home on the property from a Keeney Mill address to a Freeland Road address".

**WHEREAS**, the Board is in receipt of an Notice of Dismissal from Lawrence E. Schmidt, Esquire on behalf of Petitioners/Appellants voluntarily dismissing the appeal filed on May 25, 2021 (a copy of which is attached hereto and made a part hereof); and

**WHEREAS**, said Petitioner /Appellant requests that the appeal taken in this matter be dismissed with prejudice as of August 3, 2021,

**IT IS ORDERED** this 17<sup>th</sup> day of August, 2021 by the Board of Appeals of Baltimore County that the appeal taken in Case No. 21-010-SPHX be and the same is hereby **DISMISSED with prejudice**.

**BOARD OF APPEALS  
OF BALTIMORE COUNTY**

  
Deborah C. Dopkin, Chairperson

IN RE:

**PETITIONS FOR SPECIAL HEARING  
AND SPECIAL EXCEPTION**

**Pasqualena, LLC – Petitioner/Legal Owner  
20517 Keeney Mill Road  
Freeland, MD 21053**

6th Election District  
3rd Councilmanic District

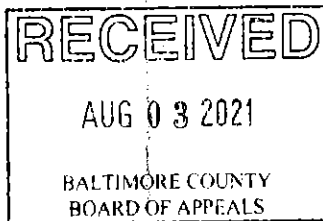
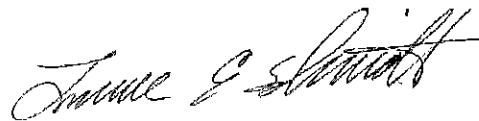
\* BEFORE THE  
\* BOARD OF APPEALS  
\* OF  
\* BALTIMORE COUNTY  
\*  
\* Case No. 2021-0010-SPHX  
\*

\* \* \* \* \*

**NOTICE OF DISMISSAL**

Pursuant to Rule 3b of the Rules of Procedure of the Board of Appeals for Baltimore County, Maryland, the Appellant, Pasqualena, LLC, by and through Lawrence E. Schmidt and Smith, Gildea & Schmidt, LLC, its attorneys, hereby dismisses this appeal with prejudice.

Respectfully Submitted,



\_\_\_\_\_  
LAWRENCE E. SCHMIDT  
CPF No. 7905010152  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, MD 21204  
(410) 821 0070  
[lschmidt@sgs-law.com](mailto:lschmidt@sgs-law.com)  
*Attorney for Appellant MGJ Properties, LLC*

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3<sup>rd</sup> day of August, 2021, a copy of the foregoing Notice of

Dismissal was emailed to:

Richard Jordan  
[kljroeder@gmail.com](mailto:kljroeder@gmail.com)

Muriel Ashley  
[mcashley@comcast.net](mailto:mcashley@comcast.net)

Carol Kibler  
[geokibler1@gmail.com](mailto:geokibler1@gmail.com)

Whitney DeAngelo  
[blair30@gmail.com](mailto:blair30@gmail.com)

Frank Burnette  
[1rfburnette@gmail.com](mailto:1rfburnette@gmail.com)

John Kibler  
[jakble102216@gmail.com](mailto:jakble102216@gmail.com)

David Howser  
[dlhowser@gmail.com](mailto:dlhowser@gmail.com)

Jeremy Morrison  
[jam@jeremymorrison.com](mailto:jam@jeremymorrison.com)

Norah Alrowaltea  
[nalrowaltea@gmail.com](mailto:nalrowaltea@gmail.com)

Ian Churchill  
[idchurch95@gmail.com](mailto:idchurch95@gmail.com)

Richard Burnstein  
[rick@firstfruitsfarm.org](mailto:rick@firstfruitsfarm.org)

Rachel Kuczynski  
[rrkuczynski@verion.net](mailto:rrkuczynski@verion.net)

Chris Sutton  
[kingkamaie@yahoo.com](mailto:kingkamaie@yahoo.com)

Klaus Bienert  
[herrbienert@gmail.com](mailto:herrbienert@gmail.com)

Tom Mitchell  
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David Churchill  
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Richard Churchill  
[thechurchills@comcast.net](mailto:thechurchills@comcast.net)

Amy Spears  
[fuzzyslipperz@gmail.com](mailto:fuzzyslipperz@gmail.com)

Charles Thomas  
[cdt625ijl@aol.com](mailto:cdt625ijl@aol.com)

Krysundra Cannington  
[kcannington@baltimorecountymd.gov](mailto:kcannington@baltimorecountymd.gov)



---

LAWRENCE E. SCHMIDT



## Board of Appeals of Baltimore County

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

August 17, 2021

Lawrence E. Schmidt, Esquire  
Smith, Gildea & Schmidt, LLC  
600 Washington Avenue, Suite 200  
Towson, Maryland 21204

Re: In the matter of: *Pasqualena, LLC – Legal Owner*  
Case No.: 21-010-SPHX

Dear Mr. Schmidt:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

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

Very truly yours,

Krysundra "Sunny" Cannington  
Administrator

KLC/taz  
Enclosure

c: See Distribution List Attached

In the Matter of: *Pasqualena, LLC – Legal Owner*  
Case No.: 21-010-SPHX  
Distribution List  
August 17, 2021

2

Pasqualena, LLC  
David M. and Diann Churchill  
Charles Thomas  
John and Carol Kibler  
David Howser  
Frank Burnette  
Jeremy Morris  
Murial Ashley  
Rachel Kuczynski  
Richard Jordan  
Jane Heming  
Tom Mitchell  
Jenny Beares  
Amy Spears  
Whitney DeAngelo  
Norah Alrowaltea  
Richard Bernstein  
Chris Sutton  
Klaus Bienert  
Office of People's Counsel  
Paul M. Mayhew, Managing Administrative Law Judge  
Stephen Lafferty, Director/Department of Planning  
C. Pete Gutwald, Director/PAI  
Nancy C. West, Assistant County Attorney/Office of Law  
James R. Benjamin, Jr., County Attorney/Office of Law



Exhibit List

2021-010-SPHX

Hearing Date: March 29, 2021

20517 Keeney Mill Road

| <b><u>Exhibit Description</u></b> | <b><u>Exhibit No.</u></b> |
|-----------------------------------|---------------------------|
| Site Plan                         | 1                         |
| Aerial (closest distance)         | 2                         |
| Aerial (mid-distance)             | 3                         |
| Aerial (farthest distance)        | 4                         |
| Site Photos                       | 5A – 5S                   |
| Andrew Brown CV                   | 6                         |
| ZAC Comment – Office of Planning  | 7                         |
| ZAC Comment – DEPS                | 8                         |
| ZAC Comment – SHA                 | 9                         |
| Subdivision Plat                  | 10                        |
| Neighbor Support Letters          | 11                        |

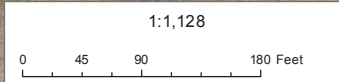




Title



- Legend
- House Numbers
  - Property
  - County Boundary



March 25, 2021

Petitioner's Exhibit 2



Title



Legend

- House Numbers
- Property
- County Boundary

1:2,257

0 95 190 380 Feet

March 25, 2021

Petitioner's Exhibit 3



Title



- Legend
- House Numbers
  - Property
  - County Boundary

1:4,514

0 195 390 780 Feet

March 25, 2021

Petitioner's Exhibit 4





Petitioner's Exhibit 5A





Petitioner's Exhibit 5B



Petitioner's Exhibit 5C



Petitioner's Exhibit 5D



Petitioner's Exhibit 5E





Petitioner's Exhibit 5F





Petitioner's Exhibit 5G



Petitioner's Exhibit 5H



Petitioner's Exhibit 5I



Petitioner's Exhibit 5J



Petitioner's Exhibit 5K





Petitioner's Exhibit 5L



Petitioner's Exhibit 5M



Petitioner's Exhibit 5N



Petitioner's Exhibit 50



Petitioner's Exhibit 5P





Petitioner's Exhibit 5Q



Petitioner's Exhibit 5R



Petitioner's Exhibit 5S

# PROFESSIONAL QUALIFICATIONS

## Andrew Brown, P.E.

**D.S. THALER & ASSOC., LLC**  
Project Engineer  
7115 Ambassador Road, P. O. Box 47428  
Baltimore, Maryland 21244-7428

---

### **EDUCATION**

BS, Civil Engineering, Virginia Polytechnic Institute and State Univ., 2011

- Concentration in Structures, Construction, and Geotechnical Engineering

### **PROFESSIONAL LICENSES**

- Registered Professional Engineer – Maryland

### **EMPLOYMENT HISTORY**

Project Engineer, *D.S. Thaler & Assoc., LLC, Baltimore, MD* – 2018 to present

- Manage land development projects including residential developments, commercial solar facilities, religious facilities, and assisted living facilities
- Provide engineering services for projects ranging from residential developments all the way to large multi-phase commercial developments throughout the Baltimore metropolitan area
  - Engineering services include: site layouts, site grading, road design, utility design, erosion and sediment control design, stormwater design, project agreements and permitting
- Prepare plans for and participate in zoning hearings for a variety of land development projects

Stormwater Design Engineer, *Contech Engineered Solutions, Hanover, MD* – 2015 to 2018

- Managed multiple ongoing projects with tight timelines on a daily basis
- Modeled storm flows using the SCS Method and Rational Method
- Hydraulic modeling and calculations of pipe flow and bypass weir flow capacity
- Mass loading and flow capacity calculations for stormwater filtration systems
- Volume and routing calculations for stormwater detention systems
- Reviewed hydraulic designs for filtration and detention systems
- Reviewed site plans to confirm systems are within specifications
- Created and reviewed product details and engineering drawings used for manufacturing
- Provided guidance to site engineers for compliance with stormwater regulations

Staff Engineer, *Schnabel Engineering, Woodlawn, MD* – 2013 to 2014

- Performed soil boring and testing inspection
- Project management and coordination for subsurface investigations
- Performed basic drafting and geotechnical design calculations
- Basic report writing and project cost estimates

Staff Engineer, *Schnabel Engineering, Richmond, VA* – 2011 to 2013

- Performed soil lab tests, including proctor compaction and Atterberg limits
- Performed soil compaction, concrete, and asphalt testing
- Regularly interpreted construction plans for various inspections
- Set up and operated mobile seismographs for vibration monitoring.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 3/9/2021

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

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 21-010

**INFORMATION:**

**Property Address:** 20517 Keeney Mill Road  
**Petitioner:** David Churchill, Pasqualena, LLC  
**Zoning:** RC 2  
**Requested Action:** Special Hearing, Special Exception

The Department of Planning has reviewed the petition for the following:

*Special Hearing*

- 1) To confirm that the proposed use is a community building and permitted via special exception in the RC 2 zone;
- 2) In the alternatives, to confirm that the proposed use is a camp and permitted via special exception in the RC 2 zone;
- 3) In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 zone;
- 4) To confirm that the parking requirements in BCZR section 409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant;
- 5) BCZR section 409.12 to permit a modified parking plan to allow parking spaces as shown on the plan;
- 6) to approved the location and configuration of the site improvements thereon as more particularly shown on the plan;
- 7) to such other and further relief as may be required by the ALJ for Baltimore County;

*Special Exception*

- 1) Pursuant to BCZR section 1A01.2.C.8, to permit a community building;
- 2) In the alternative, pursuant to BCZR section 1A01.2.C.5, to permit a camp;
- 3) In the alternative, pursuant to BCZR section 1A01.2.C.6, to permit a community care center;
- 4) For such other and further relief as may be required by the ALJ for Baltimore County.

The site is a long panhandle lot located in Freeland. The area is a mix of agricultural and rural residential. The property that largely surrounds this property is also owned by the petitioner and is also under a Baltimore County Agricultural Land Preservation Easement. The request is to use the dwelling as a spiritual retreat center to use by different churches and groups. Due to the fact that the surrounding property is owned by the petitioner, there should be no neighbors affected by the use of the property.

The Department does not object to the request. If the use is approved and will also utilize the larger parcel, this may require approval from Baltimore County Land Preservation staff and/or the Baltimore County



Agricultural Land Preservation Advisory Board. Parking should be limited to the Special Exception area and not on the agricultural easement.

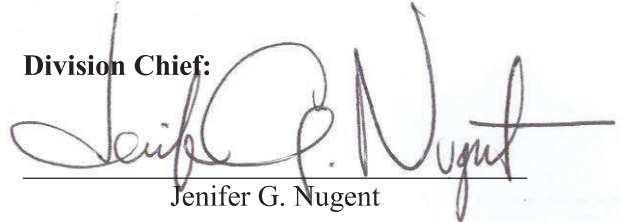
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP/

c: Joseph Wiley  
Zachary J. Wilkins, Smith, Gildea & Schmidt, LLC  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

**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: February 10, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0010-SPHX  
Address 20517 Keeney Mill Road  
(Pasqualena, LLC Property)

Zoning Advisory Committee Meeting of **February 8, 2021**.

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

1. Any future development on this property, or any proposed disturbance within the required forest buffer, must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains.

Reviewer: Paul Dennis, Environmental Impact Review

The information provided for the requested Special Exception is insufficient for Ground Water Management (GWM) to determine whether the proposed use can be supported by the existing well and septic system. Perc testing was conducted in October 2020 to repair to the existing septic system which failed inspection. A septic system repair was permitted for a 5-bedroom dwelling. Special Exception approval should be conditioned upon the County approving a Change of Use Permit that is reviewed by GWM as well as other applicable agencies. At a minimum, GWM will require a Water Usage Letter and must determine that there is sufficient area to support at least 1 installation and 1 repair area for the proposed use. Well yield and water quality information must also be submitted for the proposed water supply. Be advised that parking may not be permitted over the sewage disposal area and additional percolation testing may be required.

Reviewer: Kevin Koepenick

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Secretary  
Tim Smith, P.E.  
Administrator

February 12, 2021

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2021- 0010-SPHX

Pasqualena LLC  
20517 Keeney Mill Rd.

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at [sautry@mdot.maryland.gov](mailto:sautry@mdot.maryland.gov)

Sincerely,



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

WW/RAZ

# GENERAL NOTES

1. Election District - 6th
2. Councilmanic District - 3rd
3. Census Tract - 4060
4. Watershed - 15
5. Subwatershed - none
6. Existing Zoning - RC-2 & RC-4
7. Gross Area - 150.756± Acres - Entire Property 6.52 Ac. & RC-4 144.236 Ac. & RC-2 2 Acres
8. Net Area - 150.756± Acres - Entire Property
9. Lots Allowed - 4
10. Lots Proposed - 1
11. Two car parking pad is provided.
12. Lot will be for sale.
13. Existing walls are over 100' apart, existing wall and S.D.A. is over 100' apart, building envelope is 20' from S.D.A. and 30' from existing walls, S.D.A. and wall is over 10' from property lines, existing S.D.A. is at least 10,000 sq. ft.
14. No known underground fuel tanks or chemical tanks exist on site.
15. Owners of property are JOSEPH M. & MARY ANNE O'NEILL 20519 Keeney Mill Road, Frested, MD. 21053 1-301-329-6755
16. A.D.T.'s = 12.4 ± 1 = 12.4 average daily trips
17. No more than 15% of lot will be covered by buildings. Minimum lot size is 1.0 Acre.
18. There are no critical areas, archeological sites, endangered species habitat or hazardous material on this site.
19. SOIL CHART

20. ACCESSORY STRUCTURE NOTE
1. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences, and projections into yards may be constructed outside the envelopes, but must comply with Section 400 and 501 of the Baltimore County Zoning Regulations. (subject to covenants and applicable building permits.)
2. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hybrid soils.
21. Bearings & Coordinates shown refer to recorded plat 40-130 & 41-43 as stated on sold plots, bearing & coordinates refer to an assumed coordinate system.

| Symbol | Name                  | Slope %  | Eroded     | Capability Unit Symbol |
|--------|-----------------------|----------|------------|------------------------|
| GcB2   | Gleassy loam          | 3 to 8   | moderately | Ila-4                  |
| GcC2   | Gleassy loam          | 8 to 15  | moderately | Ila-4                  |
| MME    | Manor soils           | 25 to 50 | -----      | III-7                  |
| Cu     | Cobbles silt loam     | -----    | -----      | III-7                  |
| BuB    | Bulls silt loam       | 3 to 8   | -----      | III-7                  |
| Hb     | Halters silt loam     | -----    | -----      | III-7                  |
| GpG3   | Gleassy channely loam | 15 to 25 | severe     | III-6                  |
| GcB    | Gleassy silt loam     | 3 to 8   | -----      | III-6                  |
| GcC2   | Gleassy channely loam | 8 to 15  | moderately | III-4                  |

22. The existing 10,000 sq. ft. Sewage Disposal Area (S.D.A.) is a minimum of 200' from creek shown, There is to be no clearing or grading disturbance within the drainage & utility easement shown hereon.
23. DENSITY NOTE

| Number | North    | East     | Number | North    | East     |
|--------|----------|----------|--------|----------|----------|
| 96     | 9708.563 | 4905.021 | 205    | 9371.36  | 5411.405 |
| 210    | 9728.354 | 4946.147 | 204    | 9337.861 | 5729.162 |
| 209    | 9695.036 | 4924.838 |        |          |          |
| 208    | 9528.987 | 5016.577 |        |          |          |
| 207    | 9383.030 | 5175.457 |        |          |          |
| 206    | 9242.020 | 5344.941 |        |          |          |
| 128    | 9102.172 | 5369.171 |        |          |          |
| 129    | 9015.256 | 5302.708 | 124    | 9336.632 | 5156.622 |
| 121    | 9507.797 | 4971.771 | 120    | 9672.846 | 4890.032 |

24. Proposed Use Lot No. 1 - Single family dwelling
- Remaining Farm - Tract "A" - to remain a farm

25. All buildings and house are to remain on Lot No. 1 and remaining farm - tract "A"
26. This property as shown on the plan has been intact by the ownership shown since 1976. The developer/engineer has confirmed that no part of the gross area of the property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings.
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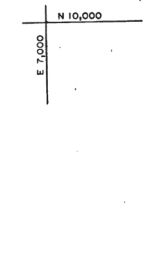
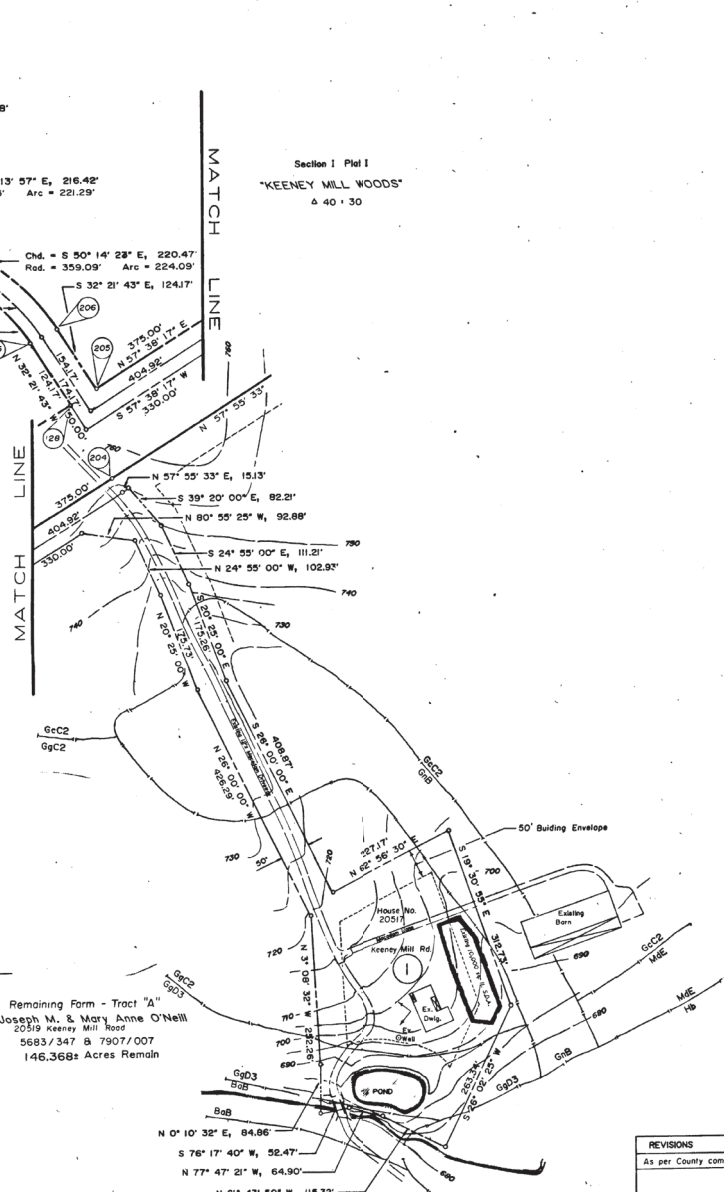
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BALTIMORE COUNTY ENVIRONMENTAL PROTECTION DIVISION  
Project No. 92-046-M

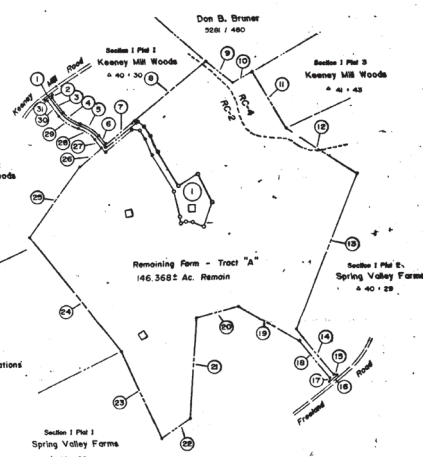
COMPLIANCE REGULATIONS  
Exempt from Division 2  
Permits, exempt from Baltimore 75-207 & 28-215

ZADA CERTIFICATION  
Approved  
Date 10/19/93

APPROVED: DEPT. 10/19/93



Section 1 Plat 3  
"KEENEY MILL WOODS"  
41-43



DEED PLOTTING  
Scale 1" = 600'

|                                   |           |                                    |           |
|-----------------------------------|-----------|------------------------------------|-----------|
| 1 N 63° 39' 13" E                 | 100.00'   | 17 N 12° 11' 05" E                 | 35.36'    |
| 2 S 18° 39' 13" W                 | 35.36'    | 18 N 32° 48' 55" W                 | 50.32'    |
| 3 S 26° 20' 47" E                 | 184.18'   | 19 N 53° 30' 51" W                 | 730.58'   |
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| 9 N 57° 38' 17" E                 | 375.00'   | 25 N 42° 48' 09" E                 | 842.68'   |
| 10 S 57° 55' 33" E                | 963.82'   | 26 N 57° 38' 17" E                 | 320.00'   |
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Remaining Farm - Tract "A"  
Joseph M. & Mary Anne O'Neill  
5683/347 & 7907/007  
146.368± Acres Remain

| REVISIONS              | DATE    |
|------------------------|---------|
| As per County comments | 3-16-93 |
|                        |         |
|                        |         |
|                        |         |
|                        |         |
|                        |         |
|                        |         |
|                        |         |
|                        |         |
|                        |         |

**JOSEPH M. & MARY ANNE O'NEILL**  
6th ELECTION DISTRICT, BALTIMORE COUNTY, MD.

DEED REFERENCE - Liber 5683 folio 347 & Liber 7907 folio 007 TAX ACCOUNT # 17-00-00564

November 8, 1991 Scale 1" = 100'

JOSEPH W. SHAW, R.S.  
47 West Penna. Ave.  
Stearnsstown, PA. 17363  
1-717-993-3102

Office of Planning and Zoning  
APPROVED BY:  
Director of Planning  
Zoning Commissioner

199-32 89-12



Name: Jeannine Fishpaw

Address: 2020 Freeland Rd  
Freeland, MD 21053

Date: 3/13/21

To Whom It May Concern

I reside at the property referenced above. As I understand, a special exception petition has been filed for the property located at 20517 Keeney Mill Road, Freeland, MD 21053, so as to use the property for a community building, a camp, or a community care center. I support the use of the property located at 20517 Keeney Mill Road for such uses, and the necessary zoning relief required thereof.

Sincerely,

Jeannine Fishpaw



Name: Laune + Klaus Bienert

Address: 2038 Freeland Rd

Freeland MD 21053

Date: 07 MAR 2021

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Sincerely,

Laune Bienert

Name: JOHN W. TREADWELL, JR.

Address: 2034 FREELAND RD.

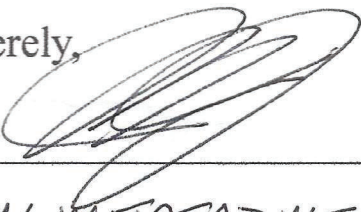
FREELAND, MD. 21053

Date: 3/7/2021

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Sincerely,



JOHN W. TREADWELL, JR.



JOHN A. OLSZEWSKI, JR.  
*County Executive*

PAUL M. MAYHEW  
*Managing Administrative Law Judge*  
MAUREEN E. MURPHY  
*Administrative Law Judge*

**BALTIMORE COUNTY  
OFFICE OF ADMINISTRATIVE HEARINGS  
YOU ARE IN THE VIRTUAL HEARING ROOM  
FOR:**

**Case Number: 2021-0010-SPHX**

Property Address: 20517 KEENEY MILL RD.

Location: South West side of Keeney Road North East 2,100 to the center line of South Ruhl Road

Election District: 6 Council District: 3

Legal Owner: Pasqualena LLC

Contract Purchaser: No Contract Purchaser was set.

**SPECIAL HEARING:** To confirm that the proposed use is a community building and permitted via special exception in the RC 2 zone. In the alternative, to confirm that the proposed use is a camp and permitted via special exception in the RC 2 zone. In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 zone. To confirm that the parking requirements in Baltimore County Zoning Regulations ("BCZR") § 409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant. From BCZR § 409.12 to permit a modified parking plan to allow parking spaces as shown on the plan. To approve the location and configuration of the site improvements thereon as more particularly shown on the plan. To such other and further relief as may be required by the Administrative Law Judge ("ALJ") for Baltimore County.

**SPECIAL EXCEPTION:** Pursuant to BCZR § 1A01.2.C.8 to permit a community building. In the alternative, pursuant to BCZR § 1A01.2.C.5 to permit a camp. In the alternative, pursuant to BCZR § 1A01.2.C.6 to permit a community care center. For such other and further relief as may be required by the ALJ for Baltimore County.

**WebEx Hearing:** Monday - 03/29/2021 @ 01:30 PM

**THE HEARING IS SCHEDULED TO START AT 1:30 PM**

Exhibit List

2021-010-SPHX

Hearing Date: March 29, 2021

20517 Keeney Mill Road

| <b><u>Exhibit Description</u></b> | <b><u>Exhibit No.</u></b> |
|-----------------------------------|---------------------------|
| Site Plan                         | 1                         |
| Aerial (closest distance)         | 2                         |
| Aerial (mid-distance)             | 3                         |
| Aerial (farthest distance)        | 4                         |
| Site Photos                       | 5A – 5S                   |
| Andrew Brown CV                   | 6                         |
| ZAC Comment – Office of Planning  | 7                         |
| ZAC Comment – DEPS                | 8                         |
| ZAC Comment – SHA                 | 9                         |
| Subdivision Plat                  | 10                        |
| Neighbor Support Letters          | 11                        |





Title



- Legend
- House Numbers
  - Property
  - County Boundary

1:1,128

0 45 90 180 Feet

March 25, 2021

Petitioner's Exhibit 2



Title



Legend

- House Numbers
- Property
- County Boundary

1:2,257

0 95 190 380 Feet

March 25, 2021

Petitioner's Exhibit 3



Title



- Legend
- House Numbers
  - Property
  - County Boundary

1:4,514

0 195 390 780 Feet

March 25, 2021

Petitioner's Exhibit 4





Petitioner's Exhibit 5A



Petitioner's Exhibit 5B





Petitioner's Exhibit 5C



Petitioner's Exhibit 5D



Petitioner's Exhibit 5E



Petitioner's Exhibit 5F





Petitioner's Exhibit 5G





Petitioner's Exhibit 5H



Petitioner's Exhibit 5I



Petitioner's Exhibit 5J



Petitioner's Exhibit 5K



Petitioner's Exhibit 5L







Petitioner's Exhibit 5N



Petitioner's Exhibit 50



Petitioner's Exhibit 5P



Petitioner's Exhibit 5Q





Petitioner's Exhibit 5R



Petitioner's Exhibit 5S

# PROFESSIONAL QUALIFICATIONS

## Andrew Brown, P.E.

**D.S. THALER & ASSOC., LLC**  
Project Engineer  
7115 Ambassador Road, P. O. Box 47428  
Baltimore, Maryland 21244-7428

---

### **EDUCATION**

BS, Civil Engineering, Virginia Polytechnic Institute and State Univ., 2011

- Concentration in Structures, Construction, and Geotechnical Engineering

### **PROFESSIONAL LICENSES**

- Registered Professional Engineer – Maryland

### **EMPLOYMENT HISTORY**

Project Engineer, *D.S. Thaler & Assoc., LLC, Baltimore, MD* – 2018 to present

- Manage land development projects including residential developments, commercial solar facilities, religious facilities, and assisted living facilities
- Provide engineering services for projects ranging from residential developments all the way to large multi-phase commercial developments throughout the Baltimore metropolitan area
  - Engineering services include: site layouts, site grading, road design, utility design, erosion and sediment control design, stormwater design, project agreements and permitting
- Prepare plans for and participate in zoning hearings for a variety of land development projects

Stormwater Design Engineer, *Contech Engineered Solutions, Hanover, MD* – 2015 to 2018

- Managed multiple ongoing projects with tight timelines on a daily basis
- Modeled storm flows using the SCS Method and Rational Method
- Hydraulic modeling and calculations of pipe flow and bypass weir flow capacity
- Mass loading and flow capacity calculations for stormwater filtration systems
- Volume and routing calculations for stormwater detention systems
- Reviewed hydraulic designs for filtration and detention systems
- Reviewed site plans to confirm systems are within specifications
- Created and reviewed product details and engineering drawings used for manufacturing
- Provided guidance to site engineers for compliance with stormwater regulations

Staff Engineer, *Schnabel Engineering, Woodlawn, MD* – 2013 to 2014

- Performed soil boring and testing inspection
- Project management and coordination for subsurface investigations
- Performed basic drafting and geotechnical design calculations
- Basic report writing and project cost estimates

Staff Engineer, *Schnabel Engineering, Richmond, VA* – 2011 to 2013

- Performed soil lab tests, including proctor compaction and Atterberg limits
- Performed soil compaction, concrete, and asphalt testing
- Regularly interpreted construction plans for various inspections
- Set up and operated mobile seismographs for vibration monitoring.

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 3/9/2021

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

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 21-010

**INFORMATION:**

**Property Address:** 20517 Keeney Mill Road  
**Petitioner:** David Churchill, Pasqualena, LLC  
**Zoning:** RC 2  
**Requested Action:** Special Hearing, Special Exception

The Department of Planning has reviewed the petition for the following:

*Special Hearing*

- 1) To confirm that the proposed use is a community building and permitted via special exception in the RC 2 zone;
- 2) In the alternatives, to confirm that the proposed use is a camp and permitted via special exception in the RC 2 zone;
- 3) In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 zone;
- 4) To confirm that the parking requirements in BCZR section 409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant;
- 5) BCZR section 409.12 to permit a modified parking plan to allow parking spaces as shown on the plan;
- 6) to approved the location and configuration of the site improvements thereon as more particularly shown on the plan;
- 7) to such other and further relief as may be required by the ALJ for Baltimore County;

*Special Exception*

- 1) Pursuant to BCZR section 1A01.2.C.8, to permit a community building;
- 2) In the alternative, pursuant to BCZR section 1A01.2.C.5, to permit a camp;
- 3) In the alternative, pursuant to BCZR section 1A01.2.C.6, to permit a community care center;
- 4) For such other and further relief as may be required by the ALJ for Baltimore County.

The site is a long panhandle lot located in Freeland. The area is a mix of agricultural and rural residential. The property that largely surrounds this property is also owned by the petitioner and is also under a Baltimore County Agricultural Land Preservation Easement. The request is to use the dwelling as a spiritual retreat center to use by different churches and groups. Due to the fact that the surrounding property is owned by the petitioner, there should be no neighbors affected by the use of the property.

The Department does not object to the request. If the use is approved and will also utilize the larger parcel, this may require approval from Baltimore County Land Preservation staff and/or the Baltimore County

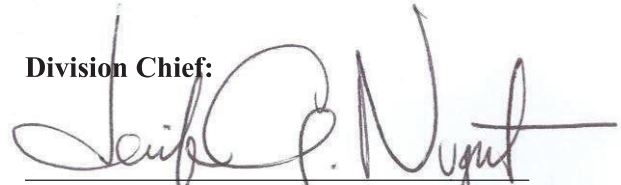
Agricultural Land Preservation Advisory Board. Parking should be limited to the Special Exception area and not on the agricultural easement.

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

**Prepared by:**

  
\_\_\_\_\_  
Krystle Patchak

**Division Chief:**

  
\_\_\_\_\_  
Jenifer G. Nugent

SL/JGN/KP/

c: Joseph Wiley  
Zachary J. Wilkins, Smith, Gildea & Schmidt, LLC  
Office of the Administrative Hearings  
People's Counsel for Baltimore County



**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: February 10, 2021

SUBJECT: DEPS Comment for Zoning Item # 2021-0010-SPHX  
Address 20517 Keeney Mill Road  
(Pasqualena, LLC Property)

Zoning Advisory Committee Meeting of **February 8, 2021**.

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

1. Any future development on this property, or any proposed disturbance within the required forest buffer, must comply with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection of Water Quality, Streams, Wetlands, and Floodplains.

Reviewer: Paul Dennis, Environmental Impact Review

The information provided for the requested Special Exception is insufficient for Ground Water Management (GWM) to determine whether the proposed use can be supported by the existing well and septic system. Perc testing was conducted in October 2020 to repair to the existing septic system which failed inspection. A septic system repair was permitted for a 5-bedroom dwelling. Special Exception approval should be conditioned upon the County approving a Change of Use Permit that is reviewed by GWM as well as other applicable agencies. At a minimum, GWM will require a Water Usage Letter and must determine that there is sufficient area to support at least 1 installation and 1 repair area for the proposed use. Well yield and water quality information must also be submitted for the proposed water supply. Be advised that parking may not be permitted over the sewage disposal area and additional percolation testing may be required.

Reviewer: Kevin Koepenick

**MDOT**  
MARYLAND DEPARTMENT  
OF TRANSPORTATION  
STATE HIGHWAY  
ADMINISTRATION

Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Gregory Slater  
Secretary  
Tim Smith, P.E.  
Administrator

February 12, 2021

Ms. Kristen Lewis  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2021- 0010-SPHX

Pasqualena LLC  
20517 Keeney Mill Rd.

If there are any questions, please contact Mr. Steven Autry at 410-229-2335, or toll free (in Maryland only) at 1-800-735-2258 (x2335), or via email at [sautry@mdot.maryland.gov](mailto:sautry@mdot.maryland.gov)

Sincerely,



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

WW/RAZ

# GENERAL NOTES

1. Election District - 6th
2. Councilmanic District - 3rd
3. Census Tract - 4060
4. Watershed - 15
5. Subwatershed - none
6. Existing Zoning - RC-2 & RC-4
7. Gross Area - 150.756± Acres - Entire Property 6.52 Ac. & RC-4 144.236 Ac. & RC-2 2 Acres
8. Net Area - 150.756± Acres - Entire Property
9. Lots Allowed - 4
10. Lots Proposed - 1
11. Two car parking pad is provided.
12. Lot will be for sale.
13. Existing walls are over 100' apart, existing wall and S.D.A. is over 100' apart, building envelope is 20' from S.D.A. and 30' from existing walls, S.D.A. and wall is over 10' from property lines, existing S.D.A. is at least 10,000 sq. ft.
14. No known underground fuel tanks or chemical tanks exist on site.
15. Owners of property are JOSEPH M. & MARY ANNE O'NEILL 20519 Keeney Mill Road, Frested, MD. 21053 1-301-329-6755
16. A.D.T.'s = 12.4 ± 1 = 12.4 average daily trips
17. No more than 15% of lot will be covered by buildings. Minimum lot size is 1.0 Acre.
18. There are no critical areas, archeological sites, endangered species habitat or hazardous material on this site.
19. SOIL CHART

20. ACCESSORY STRUCTURE NOTE
1. Envelopes shown hereon are for the location of all principal buildings only. Accessory structures, fences, and projections into yards may be constructed outside the envelopes, but must comply with Section 400 and 501 of the Baltimore County Zoning Regulations. (subject to covenants and applicable building permits.)
2. Accessory structures, fences and projections into yard cannot be located in flood plain areas or hybrid soils.
21. Bearings & Coordinates shown refer to recorded plat 40-130 & 41-43 as stated on sold plots, bearing & coordinates refer to an assumed coordinate system.

| Symbol | Name                  | Slope %  | Eroded     | Capability Unit Symbol |
|--------|-----------------------|----------|------------|------------------------|
| GcB2   | Gleassy loam          | 3 to 8   | moderately | Ila-4                  |
| GcC2   | Gleassy loam          | 8 to 15  | moderately | Ila-4                  |
| MME    | Manor soils           | 25 to 50 | -----      | III-7                  |
| Cu     | Calcareous silt loam  | -----    | -----      | III-7                  |
| BuB    | Bulky silt loam       | 3 to 8   | -----      | III-7                  |
| Hb     | Halters silt loam     | -----    | -----      | III-7                  |
| GpG3   | Gleassy channely loam | 15 to 25 | severe     | III-6                  |
| GcB    | Gleassy silt loam     | 3 to 8   | -----      | III-6                  |
| GcC2   | Gleassy channely loam | 8 to 15  | moderately | III-4                  |

22. The existing 10,000 sq. ft. Sewage Disposal Area (S.D.A.) is a minimum of 200' from creek shown, There is to be no clearing or grading disturbance within the drainage & utility easement shown hereon.
23. DENSITY NOTE

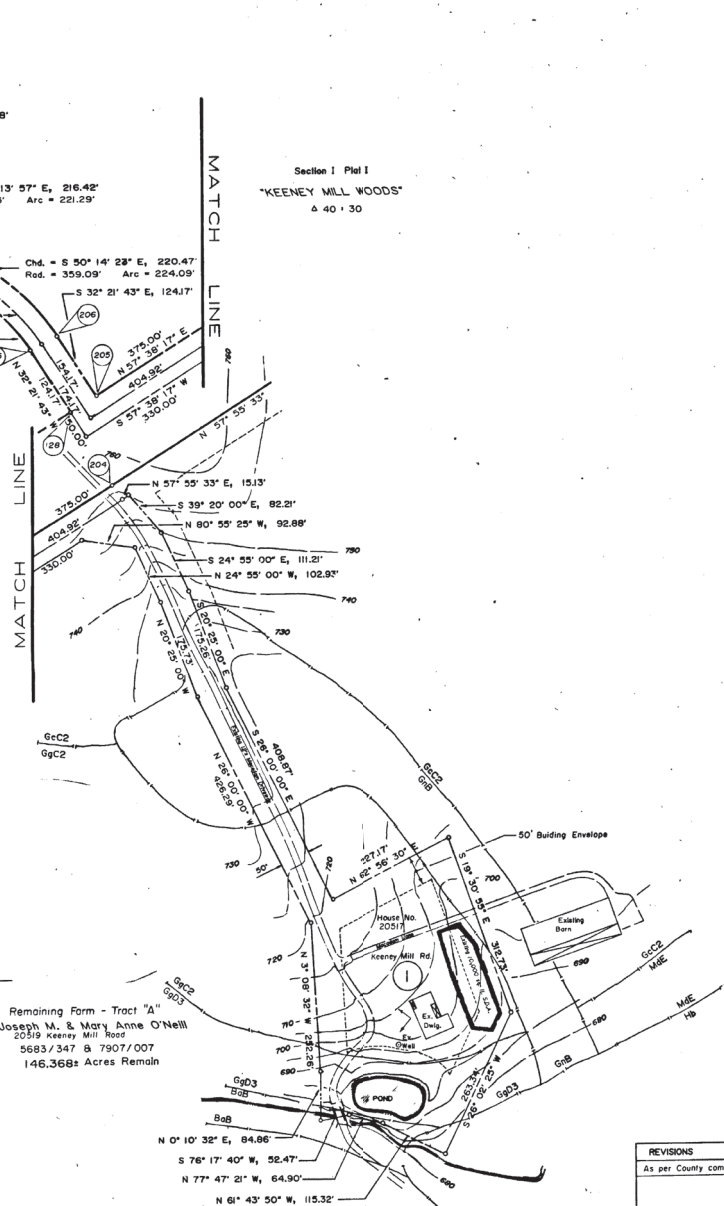
| Number | North    | East     | Number | North    | East     |
|--------|----------|----------|--------|----------|----------|
| 96     | 9708.563 | 4905.021 | 205    | 9371.36  | 5411.405 |
| 210    | 9728.354 | 4946.147 | 204    | 9337.861 | 5729.162 |
| 209    | 9695.036 | 4924.838 |        |          |          |
| 208    | 9528.987 | 5016.577 |        |          |          |
| 207    | 9383.030 | 5175.457 |        |          |          |
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27. This property has no zoning history.
28. In accordance with Bill No. 56-82 dredging, filling or construction in any wetland is prohibited.

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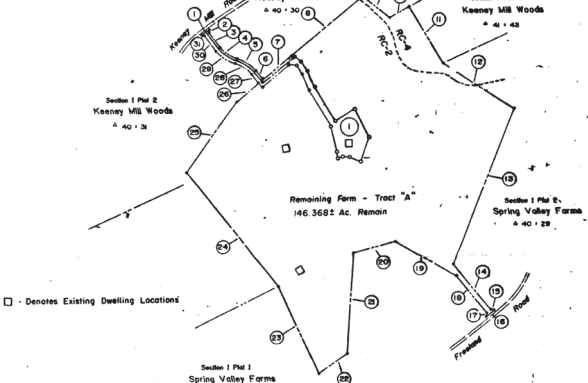
BALTIMORE COUNTY ENVIRONMENTAL PROTECTION DIVISION  
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COMPLIANCE REGULATIONS  
Exempt from Division 2  
Permits, exempt from Baltimore 75-207 & 28-215  
ZADA CERTIFICATION  
Approved: [Signature] Date: 10/19/93  
Approved: [Signature] Date: 10/19/93



N 10,000  
E 1,000



Section 1 Plat 3  
"KEENEY MILL WOODS"  
Δ 41-43



A 40 - 28

DEED PLOTTING

Scale 1" = 600'

|    |                                 |           |    |                                 |           |
|----|---------------------------------|-----------|----|---------------------------------|-----------|
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Remaining Farm - Tract "A"  
Joseph M. & Mary Anne O'Neill  
5683/347 & 7907/007  
146.368± Acres Remain

JOSEPH M. & MARY ANNE O'NEILL  
6th ELECTION DISTRICT, BALTIMORE COUNTY, MD.

DEED REFERENCE - Liber 5683 folio 347 & Liber 7907 folio 007 TAX ACCOUNT # 17-00-00564

November 8, 1991 Scale 1" = 100'

JOSEPH W. SHAW, R.S.  
47 West Penna. Ave.  
Stearnsstown, PA. 17363  
1-717-993-3102

Office of Planning and Zoning  
APPROVED BY:  
Director of Planning  
Zoning Commissioner

199-32 88-12

Petitioner's Exhibit 10



Name: Jeannine Fishpaw

Address: 2020 Freeland Rd  
Freeland, MD 21053

Date: 3/13/21

To Whom It May Concern

I reside at the property referenced above. As I understand, a special exception petition has been filed for the property located at 20517 Keeney Mill Road, Freeland, MD 21053, so as to use the property for a community building, a camp, or a community care center. I support the use of the property located at 20517 Keeney Mill Road for such uses, and the necessary zoning relief required thereof.

Sincerely,

Jeannine Fishpaw

Name: Laune + Klaus Bienert

Address: 2038 Freeland Rd

Freeland MD 21053

Date: 07 MAR 2021

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Sincerely,

Laune Bienert



Name: JOHN W. TREADWELL, JR.

Address: 2034 FREELAND RD.

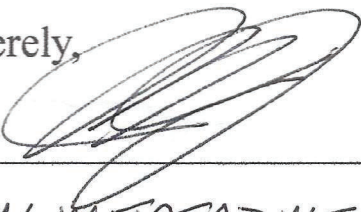
FREELAND, MD. 21053

Date: 3/7/2021

To Whom It May Concern

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Sincerely,



JOHN W. TREADWELL, JR.



JOHN A. OLSZEWSKI, JR.  
*County Executive*

PAUL M. MAYHEW  
*Managing Administrative Law Judge*  
MAUREEN E. MURPHY  
*Administrative Law Judge*

**BALTIMORE COUNTY  
OFFICE OF ADMINISTRATIVE HEARINGS  
YOU ARE IN THE VIRTUAL HEARING ROOM  
FOR:**

**Case Number: 2021-0010-SPHX**

Property Address: 20517 KEENEY MILL RD.

Location: South West side of Keeney Road North East 2,100 to the center line of South Ruhl Road

Election District: 6 Council District: 3

Legal Owner: Pasqualena LLC

Contract Purchaser: No Contract Purchaser was set.

**SPECIAL HEARING:** To confirm that the proposed use is a community building and permitted via special exception in the RC 2 zone. In the alternative, to confirm that the proposed use is a camp and permitted via special exception in the RC 2 zone. In the alternative, to confirm that the proposed use is a community care center and permitted via special exception in the RC 2 zone. To confirm that the parking requirements in Baltimore County Zoning Regulations ("BCZR") § 409 for the proposed use are satisfied and that the number of parking spaces as shown on the plan is compliant. From BCZR § 409.12 to permit a modified parking plan to allow parking spaces as shown on the plan. To approve the location and configuration of the site improvements thereon as more particularly shown on the plan. To such other and further relief as may be required by the Administrative Law Judge ("ALJ") for Baltimore County.

**SPECIAL EXCEPTION:** Pursuant to BCZR § 1A01.2.C.8 to permit a community building. In the alternative, pursuant to BCZR § 1A01.2.C.5 to permit a camp. In the alternative, pursuant to BCZR § 1A01.2.C.6 to permit a community care center. For such other and further relief as may be required by the ALJ for Baltimore County.

**WebEx Hearing:** Monday - 03/29/2021 @ 01:30 PM

**THE HEARING IS SCHEDULED TO START AT 1:30 PM**