



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 14, 2023

Jennifer Busse, Esquire jbusse@rosenbergmartin.com
Rosenberg Martin Greenberg, LLP
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201

RE: Petition for Special Hearing
Case No. 2023-0023- SPH
Property: 9116 & 9118 Belair Road

Dear Ms. Busse:

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.

Sincerely,


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlm

Enclosure

C: Charles Nganga – cnkiguru@gmail.com
Aaron Kensinger – akensinger@kleinfelder.com
Aaron Kensinger – akensinger@centuryeng.com
Bill – bemein15a@gmail.com
Clarence T. Gury – tgury@verizon.net
Devin Crum - devin.crum114@gmail.com
Jack Amrhein – pmjpa@aol.com
MaryJo Lloyd – mjlloydsb@gmail.com
Mirabile – 4mirabile2@gmail.com
Pam Schirmer – schirmgirl@yahoo.com

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(9116 & 9118 Belair Road)		
1 th Election District	*	OFFICE OF
5 th Council District		
Ebenezer Grace Worship Center, Inc.	*	ADMINISTRATIVE HEARINGS
Legal Owner		
	*	FOR BALTIMORE COUNTY
Petitioner	*	Case No: 2023-0023-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Special Hearing filed by Ebenezer Grace Worship Center, Inc., (“Petitioner”) for the property located at 9116 and 9118 Belair Road, Nottingham (the Property”). The Special Hearing was filed pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 500.7 and 259.14: to approve the use of a Neighborhood Commons Overlay District (“N.C.”) property to serve a development on an adjacent property including access, storm water management, a turn-around area, water and sewer utility lines, and connections to adjacent public roads.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Charles Nganga appeared in support of the Petition. Jennifer Busse, Esquire of Whiteford Taylor and Preston represented the Petitioner. Aaron Kensinger of Century Engineering also attended. The Site Plan he prepared and sealed was admitted as Exhibit 1. He was accepted as an expert in engineering, site planning, and the Baltimore County zoning regulations (“BCZR”).

Several community members also attended the hearing, including Pam Schirmer, the Vice President of the Minte Homeowners Association and Jack Amhrein, Vice President of the Perry Hall Improvement Association. Mr. Amhrein also submitted a letter from the PHIA that raises

several objections, including: “a general lack of open space in the area;” that the proposed driveway is not within the legislative intent of the NC overlay; that there are numerous other sites along Belair Road that would be better suited for the church; that the Master Plan designates this as a community conservation area; potential environmental impacts, and parking and traffic concerns. This letter was made a part of the official file. These same concerns were echoed by all the community witnesses. Mary Jo Lloyd read into the record an e-mail from Councilman Marks in which he states that he “strongly opposes” the requested relief in the NC zone. Zoning Advisory Committee (“ZAC”) comments were received from the Department of Planning (“DOP”) and the State Highway Administration (“SHA”). Neither agency opposed the requested relief subject to proposed conditions that will be incorporated in the Order.

Ms. Busse and Mr. Kensinger provided the following facts. The subject site consists of two adjacent parcels 9116 and 9118 Belair Road. 9118 is approximately 0.264 acres and is zoned almost entirely BL. 9116 is approximately 0.188 acres and is zoned DR 1 with an NC district overlay. Petitioner purchased the 9118 parcel in 2019 and the 9116 parcel in 2022. The NC overlay was applied to the 9116 parcel when it was owned by the State Highway Administration. There is an abandoned dwelling on the 9118 parcel which will be razed. The Petitioner proposes to construct a one story 34 ft. by 60 ft. church that will have a sanctuary with 36 seats. Per the parking regulations this will require a minimum of 8 parking spaces and the site plan proposes 9 spaces, all of which will be located in the BL portion of the site. The existing driveway on Belair Road will be closed and, as per SHA’s direction, an ADA compliant sidewalk will be installed along the entire Belair Road frontage of the site. As depicted on the site plan, there is an existing concrete apron access point on Minte Drive. Petitioner proposes to widen and extend this access point with a driveway that will traverse the NC portion of the site and connect with the parking lot to the rear

of the proposed church. Storm water management systems and subterranean utilities are also proposed. Mr. Kensinger testified that the storm water management systems will be constructed in accordance with the county's environmental regulations and will capture and contain all run off from the site. According to several of the community witnesses, there is currently a problem with storm water run-off from the site.¹

SPECIAL HEARING

A hearing to request special zoning relief is provided for under BCZR, §500.7, which states 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). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing would be compatible with the community and generally consistent with the spirit and intent of the regulations." *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016).

The Special Hearing request in this case seeks an interpretation of BCZR § 259.14, the

¹ At the end of the Hearing I asked Ms. Busse to submit a legal memorandum concerning whether the proposed driveway, SWM systems, and public utility connections are permitted in the NC overlay district. That memorandum was submitted on March 30, 2023 and has been fully considered. Counsel properly served copies of the Memorandum on all the registered Hearing participants, as well as on People's Counsel. No response has been received from any of the Hearing participants or from People's Counsel.

regulation that created the Neighborhood Commons Overlay District, which was enacted in 2012. Specifically, Petitioner seeks a declaration that the proposed access driveway, storm water management systems, and utility connections (if necessary) can be located in the NC district. For the sake of clarity that regulation is set forth below.

§ 259.14. - Neighborhood Commons Overlay District.

- A. Statement of legislative intent for Neighborhood Commons Overlay District. The Neighborhood Commons (N.C.) Overlay District is established to promote more livable communities through the preservation of land for the purpose of community parks, gardens and natural areas. It is intended that the N.C. District be applied only to areas located inside the urban/rural demarcation line (URDL) that are local to established neighborhoods, and that residential, commercial, or industrial development not be permitted on tracts with the N.C. District designation. The N.C. District is not intended to remove or replace or limit any open space requirements in these regulations, the Baltimore County Code, or the Baltimore County Open Space Manual.
- B. Permitted uses.
 - 1. Uses permitted by right.
 - a. Open space.
 - b. Civic, social, educational, or recreational uses not involving structures, other than minor open recreational structures or ancillary utility buildings of 1,000 square feet or less that are incidental and subordinate to the permitted civic, social, educational, or recreational use.
 - c. Public utility uses permitted by right in the underlying zone.
 - 2. Uses permitted by special exception.
 - a. Civic, social, educational, or recreational uses involving ancillary structures or utility buildings greater than 1,000 square feet.
 - b. Off-street parking that is not in compliance with the requirements of Subsection C.5.
 - c. Public utility uses permitted by special exception in the underlying zone.
 - d. Volunteer fire company stations permitted by special exception in the underlying zone.
 - e. Uses approved as special exceptions in the underlying zone shall continue to be treated as uses permitted by special exception without regard to the application of the overlay district.
- C. Special regulations for N.C. Districts.
 - 1. The N.C. District shall be applied only to a property, or portion thereof, located inside the URDL and:
 - a. Owned by a nongovernmental, nonprofit entity and held for the purpose of

- community parks, gardens, or natural open space areas;
- b. Owned as common areas by a community homeowners' association or condominium association organized and operated in accordance with the laws of this state;
 - c. Owned by a state or local government that is undeveloped, environmentally sensitive, or constitutes a passive recreational area; or
 - d. Specifically designated as community open space on an approved development plan.
2. Notwithstanding the requirements of Section 504.3, the maintenance of a property having an N.C. District designation shall be by the nongovernmental, nonprofit entity or by the homeowners' or condominium association, as applicable. If the party responsible for the maintenance of the property hereunder can no longer maintain the property, maintenance shall be the responsibility of the owner of record.
 3. Maximum gross residential density shall apply to the gross residential area of the lot or tract and shall be calculated pursuant to the density requirements of the underlying zone. However, the use of a property having an N.C. District designation is subject to the use limitations of Subsection B for the entire property, or portion thereof, so designated.
 4. The application of the N.C. District designation to a property having existing structures is subject to the use limitations of Subsection B.
 5. If feasible and in adherence to applicable environmental regulations, a property with the N.C. District designation and with vehicular access to the property may have off-street parking as follows:
 - a. Requirements as to parking space dimensions, access to parking spaces, number of small-car spaces, location of parking, and striping shall be in compliance with the applicable provisions of Section 409.
 - b. Not more than two off-street parking spaces per acre, up to a maximum of 15 parking spaces, is permitted.
 - c. Allowable parking times and duration, including any periods allotted for maintenance operations, shall be set and enforced by the ownership entity of the property.
 - d. Parking shall be composed of a durable and dustless pervious material approved by the Department of Environmental Protection and Sustainability.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The parcel at 9116 Belair Road was owned by SHA at the time the NC overlay was applied to it in accordance with BCZR § 259.14.C.1.c, which identifies state owned property as one of the

classes of properties that can be subject to the NC district overlay. As noted above, the Petitioner, Ebenezer Grace Worship Center, purchased the property from SHA in 2022. The BCZR is silent as to the effect of the NC regulations when a state agency sells the property to a private party. However, in its Legal Memorandum, Petitioner identifies several other private and commercial properties in the area that are accessed via driveways across NC zoned land, so the Special Hearing requests in this case are not without precedent.²

Further, I find that the Special Requests in this case are permitted by right under the NC regulations, and that they should not be denied solely on the grounds that the parcel is now owned by a private entity. I specifically find that the proposed driveway and storm water management structures are permitted under BCZR § 259.14.B.1.b, which allows:

“Civic, social, educational, or recreational uses not involving structures, other than minor open recreational structures or ancillary utility buildings of 1,000 square feet or less that are incidental and subordinate to the permitted civic, social, educational, or recreational use.”

Although religious uses are not expressly mentioned in this regulation, I believe they should be viewed as civic institutions. Indeed, to treat them less favorably than other civic, social, educational or recreational entities would be a violation of the Religious Land Use and Institutionalized Persons Act (“RLUIPA”), 42 U.S.C. § 2000 cc(b)(1). *See, Hunt Valley Baptist Church v. Baltimore County, Md.*, 2017 WL 4801542 (D.Md. 2017) (“equal terms” provision of RLUIPA makes it unlawful for a government to make a land use decision “that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution.”)

² The properties identified are: 1) the shopping center in the 7600 block of Belair Road with an access along Poe’s Lane that lies entirely within an NC overlay district; a property on Honeygo Lane with a Cell Tower (Tax ID 240003112); a paved turn around area at the end of Pine Hill Road (off of Belair Road); the Game and Fish Club at 3400 North Wind Road which is accessed via a driveway that traverses NC zoned frontage; the Cedarside Farm development just north of the subject site, which is accessed from Belair Road by crossing NC zoned property.

I further find that the proposed driveway and storm water management facilities are civic uses that are ancillary to the church to be constructed on the adjoining BL parcel and are not “structures” or “development” within the meaning of the BCZR. As noted in Petitioner’s Memorandum, projects involving only driveways and parking areas are not processed by the County’s Development Management office, they are simply regulated by the grading permit process. Further, BCZR §214.C.5 specifically envisions parking within the NC overlay district, and by analogy the Zoning Commissioner’s Policy Manual provides at page 1-42.2 that interior driveways serving commercial uses are permitted to traverse residential zones.³ And the ZCMP does not consider storm water management facilities to be structures and allows them in residential zones when they are ancillary to a commercial use in a nonresidential zone. *See*, Case No. 1992-0393-SPHA.

Finally, although it is not yet known whether water and sewer utilities will need to cross the NC zoned portion of the site, I believe they are permitted under BCZR § 259.14.B.1.c since such utilities are permitted by right in the underlying DR 1 zone.

CONCLUSION

I understand the Community’s concerns, and their desire that the NC zoned portion of this property remain in its natural state. However, as explained above, I believe that the relatively minor modifications to the parcel are permitted under the NC regulations. Further, as explained above, a denial of the Special Hearing relief may constitute a RLUIPA violation. Finally, I believe that these minor alterations will not materially alter the park-like feel of this parcel and the storm water management features will actually mitigate the existing ecological impacts.

³ I note, however, that the NC regulations require that parking areas in an NC zone must be of a *pervious* durable and dustless material. I will therefore make it a condition of this Order that the proposed driveway must be constructed of such materials.

IT IS THEREFORE, ORDERED this 14th day of **April, 2023** by this Administrative Law Judge, that the Petition for Special Hearing under BCZR §§ 500.7 and 259.14: to approve the use of a Neighborhood Commons Overlay District Property to serve a development on an adjacent property including access, storm water management, a turnaround area, water and sewer utility lines, connections to adjacent public records are hereby **GRANTED**.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
- Petitioner must comply with the DOP ZAC comment, a copy of which is attached hereto and made a part hereof.
- Petitioner shall construct the proposed driveway with *pervious* durable and dustless materials.

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


PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/dlm

23-0081 JSS



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 9116 & 9118 Belair Road which is presently zoned BL & DR 1 NC

Deed References: 46940/00475 & 42111/00280

Property Owner(s) Printed Name(s) Ebenezer Grace Worship Center, Inc.

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

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

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

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

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)

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

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

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

Contract Purchaser/Lessee:

N/A
Name - Type or Print

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Ebenezer Grace Worship Center, Inc.

Name #1 -

BETH LEWIS

Signature #1

Beth Lewis

Name #2 - Type or Print

CHARLES K NGANGA

Signature #2

Charles K Nganga

9118 Belair Road, Nottingham, MD

Mailing Address City State

21236-1601

Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name - Type or Print

J Busse

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2023-0023-SP4 Filing Date 2, 8, 23

Do Not Schedule Dates: _____ Reviewer JSS

Attachment to Petition for Special Hearing

9116 & 9118 Belair Road

Tax Acct Nos. 1119052150 & 1119072700

Petition for Special Hearing to approve the use of an NC zoned property to serve a development on an adjacent property including access, stormwater management, a turn around area, water and sewer utility lines, connections to adjacent public roads.

2023-0023-SPH

ZONING DESCRIPTION
9116 & 9118 BELAIR ROAD
TAX ACCT. NO'S. 1119052150 & 1119072700

9116 BELAIR ROAD
TAX ACCT. NO. 1119052150

POINT OF BEGINNING Being for the same at a point on the northernmost side of BELAIR ROAD (U.S. RTE. 1), thence leaving said point and binding on said road;

- 1) South 42° 12' 01" West, 8.52 feet to a point, thence;
- 2) 53.69 feet along a curve to the left having a radius 8630.37 feet, said curve being subtended by a chord bearing of South 42° 01' 20" West, 53.69 feet, thence leaving the northernmost side of BELAIR ROAD and binding on the easternmost side of MINTE DRIVE;
- 3) North 55° 59' 52" West, 175.68 feet to a point, thence leaving said easternmost side of MINTE DRIVE;
- 4) North 26° 13' 26" East, 29.00 feet to a point, thence;
- 5) South 65° 53' 40" East, 191.16 feet to the place of beginning.

Containing 8,180 square feet or 0.188 acres of land, more or less.

9118 BELAIR ROAD
TAX ACCT. NO. 1119072700

POINT OF BEGINNING Being for the same at a point in the center of BELAIR ROAD (U.S. RTE. 1), thence leaving said point and binding on the center said of road;

- 1) South 49° 15' West, 52 feet 6-1/2 inches to a point, thence leaving the center of said road;
- 2) North 59° 35' West, 233 feet 5 inches to a point, thence;

2023-0023-SP4

- 3) North 30° 25' East, 50 feet to a point, thence;
- 4) South 59° 35' East, 250 feet to the place of beginning.

Saving and excepting therefrom that portion of property conveyed from Leonard E. Steg unto State Highway Administration of the Department of Transportation as shown in deed S.M. 11017/59 and on S.R.C. Plat No. 53694.

Containing 11,492 square feet or 0.264 acres of land, more or less.

Professional Certification:

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21139, Expiration/Renewal Date June 20, 2024.



2023-0023-SP-1

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

No. 219100

Date: 2/8/23

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

Rec From: EBENEZER GRACE WORSHIP CENTER

For: 2023-0023-SPH

9116+9118 BELAIR RD.

JS 23-0081

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

EBENEZER GRACE WORSHIP CENTER INC

8203 HARFORD RD
 PARKVILLE, MD 21234

2371

65-7675/2550
 18

DATE 12/30/2022

CHECK ARMOR
 SECURITY FEATURES

PAY TO THE ORDER OF Baltimore County \$ 500.00

Five Hundred Only DOLLARS

secu
 LINCOLN, MD 21090

FOR Petition for zoning
 9116 & 9118 Belair Road.

Charles K Nyanga Beathewis NP

23-0081 JSS



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 9116 & 9118 Belair Road which is presently zoned BL & DR 1 NC

Deed References: 46940/00475 & 42111/00280

Property Owner(s) Printed Name(s) Ebenezer Grace Worship Center, Inc.

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

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

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

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

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)

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

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name- Type or Print

Signature

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

Mailing Address City State

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Ebenezer Grace Worship Center, Inc.

Name #1 --

BETH LEWIS

Signature #1

Beth Lewis

Name #2 -- Type or Print

CHARLES K NGANGA

Signature #2

Charles K Nganga

9118 Belair Road, Nottingham, MD

Mailing Address City State

21236-1601

Zip Code Telephone # Email Address

Representative to be contacted:

Jennifer R. Busse, Esquire

Name -- Type or Print

J Busse

Whiteford, Taylor & Preston

1 W. Pennsylvania Ave., Ste. 300, Towson MD

21204 410-832-2077 jbusse@wtplaw.com

Zip Code Telephone # Email Address

CASE NUMBER 2023-0073-SP4 Filing Date 2, 8, 23

Do Not Schedule Dates: Reviewer JS

Attachment to Petition for Special Hearing

9116 & 9118 Belair Road

Tax Acct Nos. 1119052150 & 1119072700

Petition for Special Hearing to approve the use of an NC zoned property to serve a development on an adjacent property including access, stormwater management, a turn around area, water and sewer utility lines, connections to adjacent public roads.

2023-0023-SPH

ZONING DESCRIPTION
9116 & 9118 BELAIR ROAD
TAX ACCT. NO'S. 1119052150 & 1119072700

9116 BELAIR ROAD
TAX ACCT. NO. 1119052150

POINT OF BEGINNING Being for the same at a point on the northernmost side of BELAIR ROAD (U.S. RTE. 1), thence leaving said point and binding on said road;

- 1) South 42° 12' 01" West, 8.52 feet to a point, thence;
- 2) 53.69 feet along a curve to the left having a radius 8630.37 feet, said curve being subtended by a chord bearing of South 42° 01' 20" West, 53.69 feet, thence leaving the northernmost side of BELAIR ROAD and binding on the easternmost side of MINTE DRIVE;
- 3) North 55° 59' 52" West, 175.68 feet to a point, thence leaving said easternmost side of MINTE DRIVE;
- 4) North 26° 13' 26" East, 29.00 feet to a point, thence;
- 5) South 65° 53' 40" East, 191.16 feet to the place of beginning.

Containing 8,180 square feet or 0.188 acres of land, more or less.

9118 BELAIR ROAD
TAX ACCT. NO. 1119072700

POINT OF BEGINNING Being for the same at a point in the center of BELAIR ROAD (U.S. RTE. 1), thence leaving said point and binding on the center said of road;

- 1) South 49° 15' West, 52 feet 6-1/2 inches to a point, thence leaving the center of said road;
- 2) North 59° 35' West, 233 feet 5 inches to a point, thence;

2023-0023-SP4

3-20 11Am

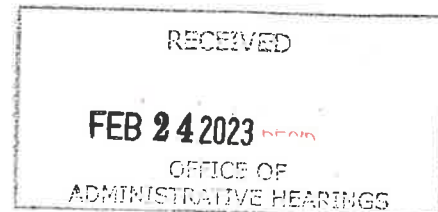
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 2/22/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-023-SPH



INFORMATION:

Property Address: 9116 and 9118 Belair Road
Petitioner: Ebenezer Grace Worship Center, Inc.
Zoning: DR 1 NC and BL
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to approve the use of an NC zoned property to serve a development on an adjacent property including access, storm water management, a turn-around area, water and sewer utility lines, and connections to adjacent public roads.

The subject site is two parcels totaling approximately 0.45 acres on Belair Road. 9116 Belair Road, which is zoned DR 1 NC, is currently undeveloped and has a concrete apron for an entrance on Minte Road. Google Streetview shows the lot has a fairly significant tree canopy. The property was part of a 446.29 acre Comprehensive Zoning Map Process (CZMP) Issue in 2016, Issue 5-155. With the CZMP issue, the parcel was rezoned from RC 2 to DR 1 NC. 9118 Belair Road, which is zoned BL, is improved with an existing one and a half story building.

The subject site is within the boundaries of the Eastern Baltimore County Pedestrian and Bicycle Access Plan and the Perry Hall Community Plan.

The petitioner for the Zoning Case proposes to raze the existing one and a half story building on 9118 Belair Road and construct a thirty-six seat church and associated parking lot. The parking lot is proposed to be accessed via Minte Drive. As shown on the site plan, the ingress/egress point for the parking lot and the turn-around area are on 9116 Belair Road, the DR 1 NC zoned property.

Because the construction on 9116 Belair Road is so minimal and is limited to the 22 foot wide drive aisle and the turn-around, the Department of Planning has no objections to the requested Special Hearing, subject to the following condition:

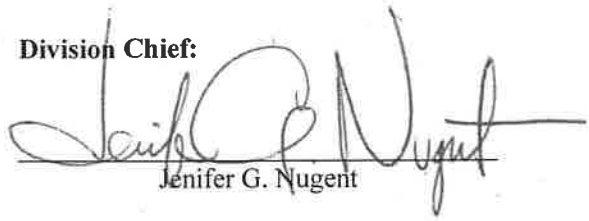
1. A Landscape Plan shall be submitted and should call out all specimen trees. Existing landscaping and specimen trees should be retained to the greatest extent possible to remain in keeping with the NC district.

For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:


Taylor Bensley

Division Chief:


Jennifer G. Nugent

SL/JGN

c: Jennifer R. Busse, Esquire
David Birkenthal
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

March 6, 2023

Ms. Kristen Lewis
Development Manager
Development/Management/Permits
Inspections & Approvals
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Dear Ms. Lewis:

Thank you for the opportunity to review the Plan for Ebenezer Grace Worship Center located at 9116 and 9118 Belair Rd, US 1 in Baltimore County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plan for the project listed below and is pleased to respond:

Ebenezer Grace Worship Center
9116 and 9118 Belair Rd, US 1
County Number DRC 2023-0023-SPH
Baltimore County

The MDOT SHA has reviewed the Plan for Ebenezer Grace Worship Center and we have no objection to the proposed use however MDOT SHA will require the following:

1. The submittal of a plan for the closure of the existing driveway on Belair Rd and the reconstruction of the sidewalk along the US 1 full property frontage to meet current ADA criteria. An Access Permit for the removal of the existing driveway and reconstruction of the sidewalk will be required.

If there are any questions, please contact Ms. Teresa Eller at 410-229-2424, or toll free (in Maryland only) at 1-800-735-2258 (x2424), or via email at teller@mdot.maryland.gov

Sincerely,

Teresa Eller for,
Sutapa Samanta, P.E.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 Baltimore and Harford Counties

cc: Aaron Kensinger, Century Engineering

CERTIFICATE OF POSTING

CASE NO. 2023-0023-SPH

PETITIONER/DEVELOPER

Whiteford,Taylor,Preston

Jennifer Busse

DATE OF HEARING/CLOSING

March 20, 2023

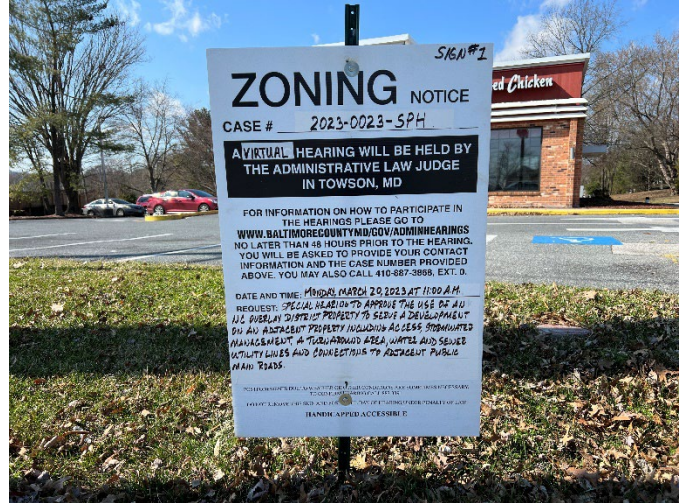
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

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

9116-9118 Belair Road

Sign 1



THE SIGN(S) POSTED ON February 26, 2023
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

CERTIFICATE OF POSTING

CASE NO. 2023-0023-SPH

PETITIONER/DEVELOPER

Whiteford,Taylor,Preston

Jennifer Busse

DATE OF HEARING/CLOSING

March 20, 2023

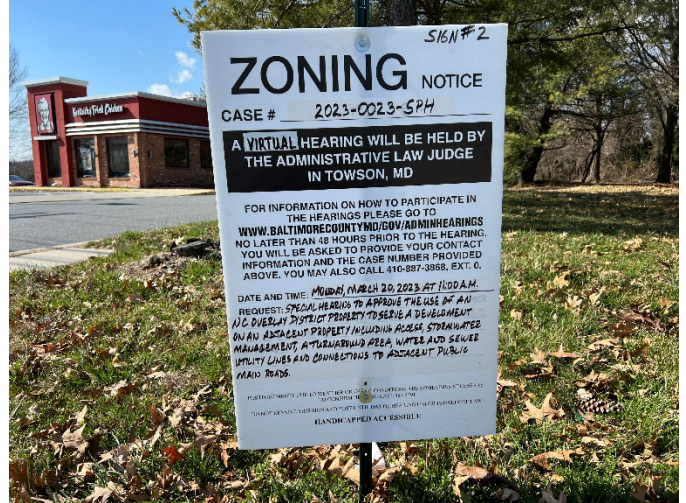
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:

LADIES AND GENTLEMEN:

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

9116-9118 Belair Road

Sign 2



THE SIGN(S) POSTED ON February 26, 2023
(MONTH, DAY, YEAR)

SINCERLEY,

MARTIN OGLE

MARTIN OGLE

9912 MAIDBROOK RD.

PARKVILLE, MD 21234

443-629-3411

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/22/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-023-SPH

INFORMATION:

Property Address: 9116 and 9118 Belair Road
Petitioner: Ebenezer Grace Worship Center, Inc.
Zoning: DR 1 NC and BL
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for a Special Hearing to approve the use of an NC zoned property to serve a development on an adjacent property including access, storm water management, a turn-around area, water and sewer utility lines, and connections to adjacent public roads.

The subject site is two parcels totaling approximately 0.45 acres on Belair Road. 9116 Belair Road, which is zoned DR 1 NC, is currently undeveloped and has a concrete apron for an entrance on Minte Road. Google Streetview shows the lot has a fairly significant tree canopy. The property was part of a 446.29 acre Comprehensive Zoning Map Process (CZMP) Issue in 2016, Issue 5-155. With the CZMP issue, the parcel was rezoned from RC 2 to DR 1 NC. 9118 Belair Road, which is zoned BL, is improved with an existing one and a half story building.

The subject site is within the boundaries of the Eastern Baltimore County Pedestrian and Bicycle Access Plan and the Perry Hall Community Plan.

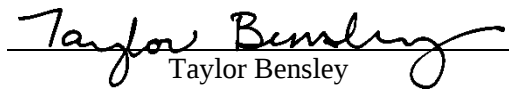
The petitioner for the Zoning Case proposes to raze the existing one and a half story building on 9118 Belair Road and construct a thirty-six seat church and associated parking lot. The parking lot is proposed to be accessed via Minte Drive. As shown on the site plan, the ingress/egress point for the parking lot and the turn-around area are on 9116 Belair Road, the DR 1 NC zoned property.

Because the construction on 9116 Belair Road is so minimal and is limited to the 22 foot wide drive aisle and the turn-around, the Department of Planning has no objections to the requested Special Hearing, subject to the following condition:

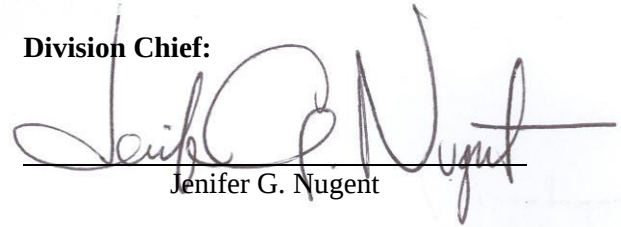
1. A Landscape Plan shall be submitted and should call out all specimen trees. Existing landscaping and specimen trees should be retained to the greatest extent possible to remain in keeping with the NC district.

For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

Prepared by:


Taylor Bensley

Division Chief:


Jennifer G. Nugent

SL/JGN

c: Jennifer R. Busse, Esquire
David Birkenthal
Ngone Seye Diop
Jeff Perlow, Zoning Review
Lajuanda Whitaker, Zoning Review
Office of 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 16, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0023-SPH
Address: 9116 – 9118 Bel Air Rd
Legal Owner: Ebenezer Grace Worship Center, Inc.

Zoning Advisory Committee Meeting of February 20, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
9116 & 9118 Belair Road; NE corner of	*	
Intersection of Belair Road & Minte Drive	*	OF ADMINSTRATIVE
11 th Election & 5 th Councilmanic Districts	*	
Legal Owner(s): Ebenezer Grace Worship	*	HEARINGS FOR
Center Inc.		
Petitioner(s)	*	BALTIMORE COUNTY
	*	2023-023-SPH

* * * * *

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, Suite 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of February, 2023, a copy of the foregoing Entry of Appearance was emailed to Jennifer Busse, Esquire, 1 W. Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, jbusse@wtplaw.com, Attorney for Petitioner(s).

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

ZONING ADVISORY COMMITTEE AGENDA
ROOM 123, COUNTY OFFICE BUILDING
DISTRIBUTION MEETING February 13, 2023
FORMAL OR INFORMAL RESPONSE DUE AT February 20, 2023 Meeting

* Agenda Only
+ Agenda and Petition
& Agenda and Plat
Agenda, Petition and Plat

Distribution:

* Administrative Law Judge, Commissioner (Paul M. Mayhew), MS #4103, dwiley@baltimorecountymd.gov; dmignon@baltimorecountymd.gov
* PAI, Zoning Review H.O. Hearing File (Kristen Lewis), klewis@baltimorecountymd.gov
* PAI, Zoning Review DRC/ZAC Meeting File (Jeff Perlow), JPerlow@baltimorecountymd.gov
* PAI, Development Management (Lloyd Moxley), MS # 1105, lmoxley@baltimorecountymd.gov
* PAI, Code Enforcement (Lisa Henson), MS # 1105, lhenson@baltimorecountymd.gov
* PAI, Building Inspection (Matt Gawel), mg@baltimorecountymd.gov
* Economic Development Commission, Business Develop. (Stanley Jacobs), MS # 4300, sjacobs@baltimorecountymd.gov
* Highways (Tom Hargis), MS #1003 thargis@baltimorecountymd.gov
* Neighborhood Improvements (Marcia Williams), MS #4201, myneighborhoodimprovrment@baltimorecountymd.gov
* County Council, District 3, (Tom Bostwick), MS #2201, council1@baltimorecountymd.gov
* tbostwick@baltimorecountymd.gov
* Mike Ruby (Newspaper), mildmanneredcomm@aol.com
+ People's Counsel, rwheatley@baltimorecountymd.gov
+ IF CRITICAL AREA, Maryland Office of Planning (Joseph Griffiths), joseph.griffiths@maryland.gov
+ Kathy Are, kare@baltimorecountymd.gov
& State Highway Administration, Access Permits Division (Steven Autry), SAutry@mdot.maryland.gov
& Fire Department (Inspector Muddiman), MS # 1102F, dmuddiman@baltimorecountymd.gov
& PAI, Development Plans Review (Vishnu Desai), vdesai@baltimorecountymd.gov
People's Counsel (Peter Zimmerman), MS #4204 pzimmerman@baltimorecountymd.gov
Planning Office (Jenifer Nugent), MS # 4101, jnugent@baltimorecountymd.gov; Henry Ayakwah hayakwah@baltimorecountymd.gov; Taylor Bensley tbensley@baltimorecountymd.gov
DEPS (Jeff Livingston) – 2 copies of each, MS # 1319, jlivingston@baltimorecountymd.gov; Steve Ford, sford@baltimorecountymd.gov
IF FLOODPLAIN, Maryland Department of the Environment, kevin.wagner@maryland.gov
Public Works (Terry Curtis), MS #1315, tcurtis@baltimorecountymd.gov
* IF ELDERLY HOUSING, Community Development, MS #1102M
* IF TOWER, Tower Coordinator, c/o OIT, MS #2007
IF HELICOPTER, Police Department, Aviation Unit (Officer Taylor or Sgt. Wines)
IF PAWN SHOP, Police Department, Burglary/Pawn Unit (Det. Kropfelder), MS #1102E

The attached information is being forwarded to you for comment. Your comments should reflect any conflicts with the codes, standards, or regulations of your office or department. Development representatives that attend the meeting should be prepared to submit their agency's response as either "no comment", "written comment" or "more review time required" within one week at the next meeting. If no written response is received within two weeks, it is assumed that your agency has "no comment". All written comments must reference the ZAC item number. All comments received will be compiled and included in the zoning/development file for review and consideration by the hearing officer during the course of the upcoming zoning/development hearing.

If your agency or section is not represented at the meeting, you should return your written comments to the Department of Permits and Development Management (PDM), Room 111, County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204 (Mail Stop #1105), Attention: Kristen Lewis

If you have any questions regarding a particular zoning petition, please contact the Zoning Review Planner (see initials after item number) at 410-887-3391.

ZAC AGENDA

Case Number: 2023-0020-A **Reviewer:** Mitchell Kellman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Janet Deery
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 7 MARYHILL CT

Location: Property located on the South side of Maryhill Court, 245 feet Southwest the centerline at Velvet Hill Drive.

Existing Zoning: DR 2 **Area:** .375 ACRES

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To permit an accessory building (detached shed) in the side yard in lieu of the required rear yard and amend the Final Development Plan (FDP) of Velvet Hills (last approved), Lot 14 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 02/27/2023

Miscellaneous Notes:

Case Number: 2023-0021-A **Reviewer:** Jason Seidelman
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Yevgeniy and Irina Leychenko
Contract Purchaser: No Contract Purchaser was set.

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

Property Address: 5 ASHMERE RD

Location: Property located on the Northeast side of Ashmere Rd. (50 feet), 67 feet Southeast of Oakmere Rd. (50 feet)

Existing Zoning: DR 3.5 **Area:** 13,338 SQ FT.

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 400.1: To permit a rear yard accessory structure (detached, open carport) with a side setback of 0 feet in lieu of the required 2.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/06/2023

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0022-A **Reviewer:** Shaun Crawford
Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL
Type: VARIANCE
Legal Owner: Northpoint Property, LLC./ Kai Tang (Owner)
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 801 NORTH POINT BLVD

Location: Property located beginning at 1,650 feet East of intersection of Eastern Blvd. and Northpoint Blvd.

Existing Zoning: BL **Area:** 1.12 ACRES

Proposed Zoning:

VARIANCE:

1.) BCZR 409.6A(2): To allow 96 parking spaces in lieu of the required 112 parking spaces.

2.) For any further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Attorney: J. Neil Lanzi

Prior Zoning Cases: 1965-0135-X; 1989-0402-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0023-SPH **Reviewer:** Jason Seidelman

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING

Legal Owner: Ebenezer Grace Worship center, Inc.

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 9116 9118 BELAIR RD

Location: Property located Northeast corner of intersection of Belair Rd. (75 feet) and Minte Dr. (40 feet).

Existing Zoning: DR 1 NC & BL

Area: 0.188 ACRES AND 0.264 ACRES

Proposed Zoning:

SPECIAL HEARING:

BCZR 500.7 and 259.14: To approve the use of an NC overlay district property to serve a development on an adjacent property including access, storm water management, a turn around area, water and sewer utility lines, connections to adjacent public roads.

Attorney: Jennifer Busse

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

ZAC AGENDA

Case Number: 2023-0024-A **Reviewer:** Shaun Crawford

Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Regina Smith

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 7939 GALLOPING CIR

Location: Property located beginning at North side of Galloping Circle 101 feet North of Cantwell Drive.

Existing Zoning: DR 5.5

Area: 7,535 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

BCZR 1B01.2.C.1.b.(1972 CZMP Section V.B.5.a): To permit a dwelling addition with a window to tract boundary setback of 21 feet in lieu of the required 35 feet tract boundary setback. And to amend the last approved final development plan of Parkview Trail, lot 568 only.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 03/06/2023

Miscellaneous Notes:

- 3) North 30° 25' East, 50 feet to a point, thence;
- 4) South 59° 35' East, 250 feet to the place of beginning.

Saving and excepting therefrom that portion of property conveyed from Leonard E. Steg unto State Highway Administration of the Department of Transportation as shown in deed S.M. 11017/59 and on S.R.C. Plat No. 53694.

Containing 11,492 square feet or 0.264 acres of land, more or less.

Professional Certification:

I hereby certify that this description was prepared by me or under my responsible charge, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Maryland, License No. 21139, Expiration/Renewal Date June 20, 2024.



2023-0023-SP-1

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2023-0023-SPH
Property Address: 9116 & 9118 Belair Rd
Property Description: _____

Legal Owners (Petitioners): Ebenezer Grace Worship Center, Inc.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse, Esq.
Company/Firm (if applicable): WTP
Address: 1 W Pennsylvania Ave.
Ste 300
Towson MD 21204
Telephone Number: 410 832 2077

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

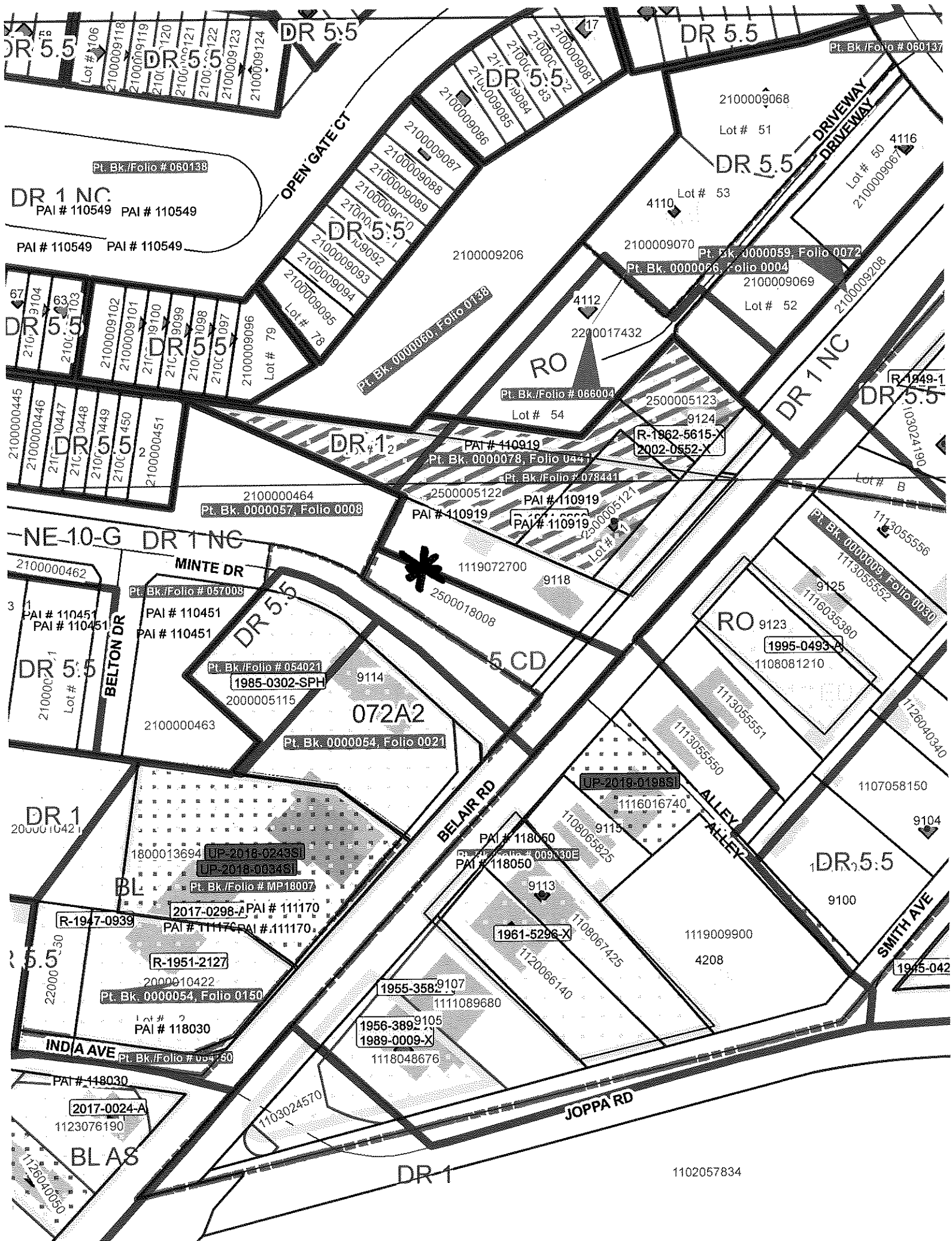
View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 2500018008		
Owner Information		
Owner Name:	EBENEZER GRACE WORSHIP CENTER INC	Use: COMMERCIAL
Mailing Address:	9118 BELAIR RD NOTTINGHAM MD 21236-1601	Principal Residence: NO Deed Reference: /46940/ 00475
Location & Structure Information		
Premises Address:	9116 BELAIR RD NOTTINGHAM 21236-	Legal Description: 0.188 AC CORNER MINTE & BELAIR RD
Map: 0072	Grid: 0008	Parcel: 1425
Neighborhood: 10000.04	Subdivision: 0000	Section:
Block:	Lot:	Assessment Year: 2022
Plat No:	Plat Ref:	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
		Property Land Area 0.1880 AC
		County Use 06
Stories	Basement	Type
		Exterior
		Quality
		Full/Half Bath
		Garage
		Last Notice of Major Improvements
Value Information		
	Base Value	Value
		As of 01/01/2022
		Phase-in Assessments As of 07/01/2022
		As of 07/01/2023
Land:	103,700	103,700
Improvements	0	0
Total:	103,700	103,700
Preferential Land:	0	0
Transfer Information		
Seller: STATE HIGHWAY ADMINISTRATION	Date: 05/25/2022	Price: \$100,000
Type: ARMS LENGTH VACANT	Deed1: /46940/ 00475	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments: Class		07/01/2022 07/01/2023
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00 0.00 0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

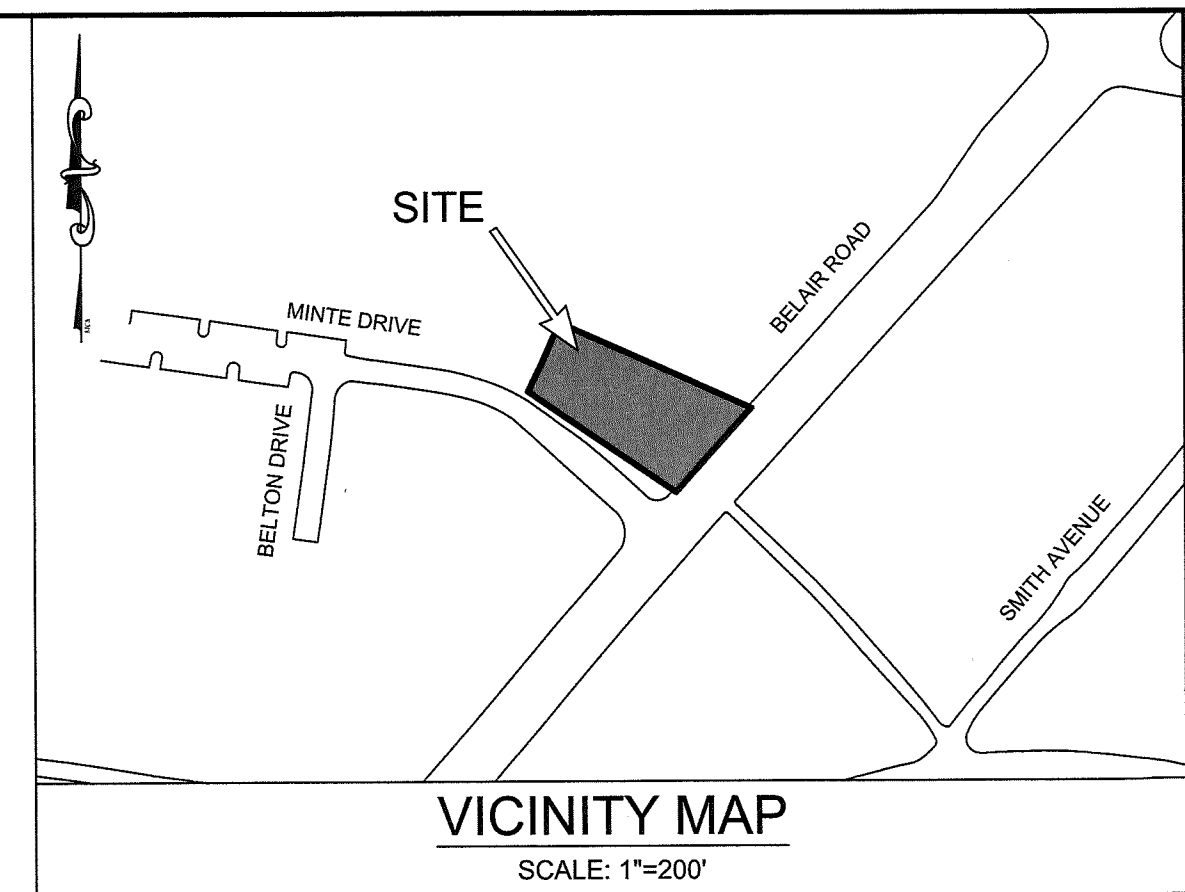
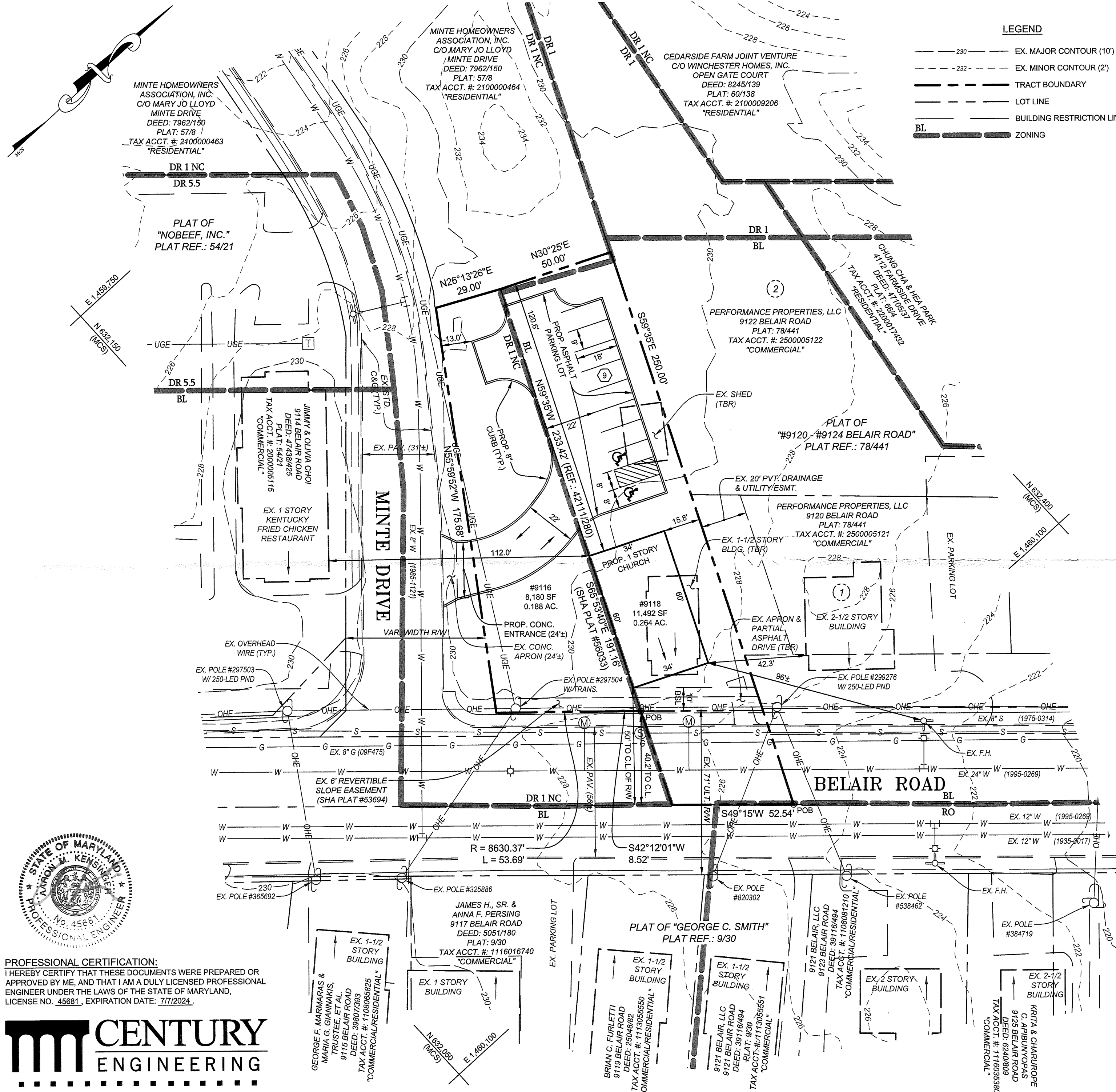
Real Property Data Search ()

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier:	District - 11 Account Number - 1119072700	
Owner Information		
Owner Name:	EBENEZER GRACE WORSHIP CENTER INC	Use: COMMERCIAL/RESIDENTIAL
Mailing Address:	9118 BELAIR RD BALTIMORE MD 21236-1601	Principal Residence: NO Deed Reference: /42111/ 00280
Location & Structure Information		
Premises Address:	9118 BELAIR RD BALTIMORE 21236-1601	Legal Description: 9118 BELAIR RD 63 E MINTE DRIVE
Map:	Grid:	Parcel:
0072	0008	0486
Neighborhood:	Subdivision:	Section:
10000.04	0000	
Block:	Lot:	Assessment Year:
		2022
Town:	None	
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1912	1,086 SF	
Property Land Area	County Use	
11,756 SF	06	
Stories Basement	Type	Exterior Quality
1 1/2	YES	STANDARD UNIT
Full/Half Bath	Garage	Last Notice of Major Improvements
1 full	1 Detached	
Value Information		
Base Value	Value	Phase-in Assessments
	As of	As of
	01/01/2022	07/01/2022
		As of
		07/01/2023
Land:	192,700	192,700
Improvements	75,700	82,600
Total:	268,400	275,300
Preferential Land:	0	0
		270,700
		273,000
Transfer Information		
Seller: QURESHI NAEEM M	Date: 11/13/2019	Price: \$211,900
Type: ARMS LENGTH IMPROVED	Deed1: /42111/ 00280	Deed2:
Seller: STEG LEONARD E	Date: 03/09/1999	Price: \$78,000
Type: NON-ARMS LENGTH OTHER	Deed1: /13579/ 00026	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2022
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: No Application		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		







- GENERAL NOTES:**
- OWNERSHIP: EBENEZER GRACE WORSHIP CENTER, INC. 9118 BELAIR ROAD NOTTINGHAM, MD 21236
 - TAX ACCT. NOS.: 1119072700, 2500018008
 - DEED REF.: 42111/280, 46940/475
 - TAX MAP: 72 GRID: 8 PARCEL: 486 (#9118), 1425 (#9116)
 - GROSS SITE AREA: 19,672 SF (0.452 AC) #9116: 8,180 SF (0.188 AC) #9118: 11,492 SF (0.264 AC)
 - THE PROPERTY OUTLINES SHOWN HEREON ARE TAKEN FROM MARYLAND DEPARTMENT OF TRANSPORTATION - STATE HIGHWAY ADMINISTRATION PLAT NO. 56033 (#9116 BELAIR ROAD) AND DEED REF.: 42111/280 (#9118 BELAIR ROAD).
 - THIS SITE IS ZONED BL AND DR 1 NC, 200 SCALE MAP #72A2.
 - EXISTING USE: COMMERCIAL/RESIDENTIAL
 - PROPOSED USE: EXEMPT COMMERCIAL (CHURCH)
 - EXISTING PRIMARY BUILDING CONSTRUCTED CIRCA 1912.
 - THIS SITE HAS NO ACTIVE ZONING VIOLATIONS.
 - THIS SITE IS LOCATED WITHIN A TRANSPORTATION LEVEL OF SERVICE "D" ZONE; THIS SITE IS NOT LOCATED WITHIN ANY OTHER DEFICIENT AREAS BASED ON THE 2022 BASIC SERVICES MAPS, PURSUANT TO SECTION 4A02, BCZR.
 - THE GRID SYSTEM SHOWN IS BASED ON THE MARYLAND COORDINATE SYSTEM (NAD83, 1991).
 - THIS SITE IS LOCATED WITHIN THE LOWER GUNPOWDER FALLS WATERSHED.
 - THIS SITE IS NOT LOCATED WITHIN A FLOODPLAIN.
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
 - LIGHTING: NO LIGHTING OVER OFF-STREET PARKING FACILITY PROPOSED.
 - SIGNS: ALL SIGNAGE, IF ANY, WILL COMPLY WITH SECTION 450, BCZR.
- FLOOR AREA RATIO:**
- GROSS FLOOR AREA: 2,040 SF (0.047 AC)
GROSS AREA (#9118): 11,492 SF (0.264 AC)
GROSS AREA (WHOLE SITE): 19,672 SF (0.452 AC)
- PERMITTED FLOOR AREA RATIO (BL ZONE): 3.0
PROPOSED FLOOR AREA RATIO (#9118): 2,040 SF / 11,492 SF = 0.178
PROPOSED FLOOR AREA RATIO (WHOLE SITE): 2,040 SF / 19,672 SF = 0.104
- PARKING SPACE REQUIREMENTS:**
- 1 P.S. PER 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP
TOTAL REQUIRED PARKING SPACES = 36 SEATS @ 1 P.S./4 SEATS = 9 P.S.
TOTAL PARKING PROVIDED (ON-SITE) = 9 P.S. (INCLUDING 2 H/C P.S.)



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 45681, EXPIRATION DATE: 7/7/2024.



A Kleinfelder Company

10710 Gilroy Road, Hunt Valley, MD 21031
Phone: 443.589.2400 www.centuryeng.com

2023-0023-SPM
**PLAN TO ACCOMPANY SPECIAL HEARING
#9116 AND #9118 BELAIR ROAD
EBENEZER GRACE WORSHIP CENTER**

DISTRICT: 11c5
SCALE: 1"=30'
TAX ACCT. #: 1119072700 &
2500018008

BALTIMORE COUNTY, MD
JANUARY 24, 2023