



KATHERINE A. KLAUSMEIER
County Executive

March 31, 2025

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

Amy L. Grossi, Esquire agrossi@sgs-law.com
Jason Vettori, Esquire jvettori@sgs-law.com
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, MD 21204

RE: Petitions for Special Hearing & Variance
Case No. 2025-0018-SPHA
Property: 614 Old Edmondson Avenue

Dear Counsel:

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,

A handwritten signature in black ink that reads "Maureen E. Murphy". The signature is written in a cursive style with a large, prominent "M" and "E".

MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dml
Enclosure
C: See Next Page

- c: TJ Leith – tleith@sgs-law.com
Carl Richards wcrjr2410@gmail.com
Dal Paul dlbawi@gmail.com
Mike Overton mike@tenantcommercial.com
John Blades john@sillengineering.com
Tom Corbitt – tom@tomcorbitt.com
paul@sillengineering.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(614 Old Edmondson Avenue)	*	OFFICE OF
1 st Election District		
1 st Council District	*	ADMINISTRATIVE HEARINGS
MKM Real Estate Holdings, LLC		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
Immanuel United Pentecostal Church		
<i>Contract Purchaser</i>	*	
Petitioners	*	Case No. 2025-0018-SPHA

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed by MKM Real Estate Holdings, LLC legal owner, and Immanuel United Pentecostal Church, contract purchaser (“Petitioners”) for the property located at 614 Old Edmondson Avenue, Catonsville (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulations, §500.7 to:

- (1) Confirm that the Residential Transition Area (“RTA”) regulations are not applicable to the proposed Church use of the second floor of this commercial building;
- (2) In the alternative, to approve the site plan for the proposed use in accordance with BCZR, §1B01.1.B.1g(6), including a finding that BCZR, §1B01.1.B.1e(1) through (5) do not apply; and
- (3) Approve a modified parking plan pursuant to BCZR, §409.12 to allow the existing parking spaces to serve the proposed use, or to confirm that the shared spaces satisfy the shared parking adjustment table under BCZR, §409.6.B.3.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on March 4, 2025. The Petition was advertised and posted as required by the BCZR. Dal Pau, Pastor of the Immanuel United Pentecostal Church, appeared along with John Blades, an engineer in training

("EIT"), with Sill Engineering Group, LLC, the civil engineering firm who prepared and sealed a site plan (the "Site Plan") and a redlined site plan (the "Redlined Site Plan"). (Pet. Exs. 1, 9). Amy Grossi, Esquire of Smith, Gildea & Schmidt represented the Petitioners. Thomas Corbitt, 614 Old Edmondson Ave., 1st Floor, was in attendance at the hearing but had technical difficulties and was not able to testify. Mr. Corbitt submitted a written comment after the hearing. Similarly, Kevin Beard, Esquire, 614 Old Edmondson Ave., 1st Floor, who was not in attendance also submitted a written comment after the hearing.

The Office of Zoning Review ("OZR"), in their review of the Petition, submitted a detailed Memorandum regarding additional Variance relief which OZR found should have been requested in the Petition, as well as errors and/or missing information which OZR requested be placed on the Site Plan. The OZR Memorandum indicates that the same was refused to be included. (See File). As a result, OZR also requested that, after the hearing, if such additional Variance relief is determined to be required, that a revised Petition and revised Site Plan be filed and recirculated to County agencies, along with the payment of additional fees.

A Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). DOP agreed with OZR in regard to additional zoning relief and BCZR parking requirements that needed to be met before relief could be granted. (See File). ZAC comments were also received from Department of Environmental Protection and Sustainability ("DEPS") and Development Plans Review ("DPR")/Department of Public Works ("DPWT") which agencies did not oppose the requested relief.

The Property is 0.038 acres and is improved with a 2-story commercial condominium building and associated paved parking lot. (Pet. Exs. 2, 3). It is located on eastern corner of Old Edmondson Avenue and Wheaton Place from which there are access points connected to those

roadways. (Pet. Ex. 1). A part of the first floor (1,474 sf) is occupied by State Farm Insurance (“Office Space 1”), and the remaining part (1,576 sf) is occupied by the Law Offices of Kevin Beard (“Office Space 2”). It is zoned Business, Local (BL). (Pet. Ex. 2). The Property adjoins other commercial uses to the east, west and south, with apartment buildings adjoining to the north. (Pet. Exs. 2, 3).

Petitioners propose to use the second floor (Suite 200) measuring 3,000 sf, for a 50-seat church or religious organization. The church currently has 28 members. Petitioners are not proposing any improvements or additions to the building. Petitioners explained that the church would only have services, meetings, or prayer groups on Saturdays between 7:00 pm - 10:30 pm, and/or Sundays from 2:00 pm – 6:00 pm.

In Case No.: 97-179-A, the Property was granted Variance relief for a reduced rear yard setback for the construction of a 2-story addition (which was never constructed), along with 25 parking spaces in lieu of the required 31 spaces. (Pet. Ex. 8). The Site Plan in the 1997 Case indicated that the drive aisle widths and other parking requirements had all been met.

Mr. Blades testified that Site Plan here was prepared after a survey was performed. He confirmed the Property was not located within a deficient area on Basic Services Map. In regard to the number of parking spaces, the Site Plan indicates that 25 total parking spaces are required for both the existing offices and proposed church: 13 spaces (50 seats/4); Office Space 1 requires 5 spaces; and Office Space 2 requires 6 spaces; and there is additional handicap space (1 per 25 spaces) is required. (Pet. Ex. 1). However, the parking lot only has 18 spaces. Mr. Blades emphasized that because the hours of operation for Office Space 1 was Monday-Friday from 9:00 am - 5:00 pm, and for Office Space 2 was Monday-Friday from 8:00 am - 5:00 pm, which days/hours are different from the proposed church, each of these uses can share the parking lot.

Toward that end, Mr. Blades prepared a ‘Shared Parking Calculation’ chart. (Pet. Ex. 1). However, because that chart did not meet BCZR, §409.6.A.3, a Revised Site Plan with an updated chart was filed. (Pet. Ex. 9).

Additionally, the Site Plan did not provide all of the parking space dimensions. (BCZR, §409.3). The Site Plan did confirm that 2 of the 3 two-way drive aisles did not meet the required 22 ft width. (BCZR, 409.4.C). Mr. Richards, the former Supervisor of OZR, was accepted as an expert in BCZR, in development and zoning, and testified on behalf of the Petitioners. Mr. Richards opined that the request for a modified parking plan is a ‘catchall’ provision which covers any deficiency in the parking lot, including the drive aisle widths. He explained that, during his tenure in OZR, a request for a modified parking plan to approve deficiencies in an existing parking lot, which may also have included stadium parking, surface parking issues, shared parking agreements, and leases, and would have been approved by him without a hearing, particularly for a church, which he added would have been provided leniency from the BCZR. In his opinion, the undue hardship suffered by the church which warrants approval of the modified parking plan was based on the fact that this was an existing parking lot.

At the hearing, the issue about the deficiency of the two-way drive aisle width was addressed and Petitioners were permitted to amend the Petition to include Variance relief for the drive aisle width.¹ (See File). The Revised Petition was then re-circulated to County agencies for additional comment, if necessary. DOP submitted a revised ZAC comment dated March 24, 2025 in which the additional relief was not opposed. (See File).

SPECIAL HEARING

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

¹ The revised Petition incorrectly lists the required two-way drive aisle width as 20 ft. BCZR, §409.4.C reads that two-way drive aisles for 90 degree parking spaces is 22 ft.

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 modified parking plan under BCZR, §409.12 was requested to cure both the deficiency in the number and size of the parking spaces, as well as to approve the two-way drive aisle widths. However, BCZR, §409.12.B reads in pertinent part:

* * * *

B. If the requirements for parking space or loading space in Section 409 would create an undue hardship, the Zoning Commissioner may approve a modified plan upon petition and after a public hearing, the procedure for which is set forth in Section 409.8.B.1 above.

The express language in BCZR, §409.12.B makes clear that a modified parking plan only relates to deficiencies in 'parking space[s]' and 'loading space[s]', but not drive aisle widths. As such, in this Case, while both the number and size of parking spaces can be handled with a modified plan, the drive aisle widths need Variance relief. Moreover, BCZR, §409.12.B requires a public hearing; there does not appear to be a method to administratively approve parking deficiencies.

Additionally, given that the nature of a religious use is to bring people to a church, thereby affecting the parking, a public hearing is needed.

Based on the evidence presented, I find that the Petitioners have proven that an ‘unjust hardship’ exists under BCZR, §409.12 because this is an existing parking lot centered around an older commercial building placed which was constructed toward the rear property line, with two access points from surrounding roadways, leaving a limited area for parking. The same number and location of parking spaces, and the same number and location of loading spaces, exists today as they did when parking Variance relief was granted in Case No.: 97-179-A. However, the size of the parking spaces on the Revised Site Plan appears to be different than on the 1997 Site Plan in that, some spaces are larger than the required 18 ft. by 8.5 ft., and some are smaller. The parking lot is paved and the parking spaces are striped. Unlike the 1997 Case, there is no evidence here to indicate that Petitioners are sharing parking spaces with an adjacent commercial property. There is an updated Shared Parking Calculation Chart on the Revised Site Plan which confirms that the current occupants of the building have office days and hours which are different from the church’s proposed days and hours of operation. Because of this fact, I find that the hours or days of peak parking for the office uses are so different from the religious use, that a lower total (18 parking spaces) will provide adequately for all uses served by the facility, without conflict or encroachment. (BCZR, §409.6.A.3) (Pet. Ex. 9). I find that the Revised Site Plan which includes an updated Shared Parking Calculation meets the requirements of BCZR, §409.6.A.3. Conditions on the church’s days and hours of operation will be imposed in the Order so that the first floor office uses will not be adversely impacted by parking for the religious use.

In regard to the applicability of the RTA, there is no RTA generated here; the Property is zoned BL. The RTA is only generated in BCZR, §1B01.1.B.1.b. where there is development of

a property zoned Density Residential (DR) which lies adjacent to property which is zoned DR or RC:

b. Generation of residential transition area. An RTA is generated if the property to be developed is zoned D.R. and lies adjacent to land zoned D.R.1, D.R.2, D.R.3.5, D.R.5.5 or R.C. which:

- (1) Contains a single-family detached, semi-detached or duplex dwelling within 150 feet of the tract boundary; or
- (2) Is vacant, less than two acres in size, and contains a buildable area at least 20 feet by 30 feet on which a dwelling meeting all required setbacks can be erected.

As such, the requested Special Hearing regarding the RTA need not have been filed and will be dismissed as inapplicable.

VARIANCE

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

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

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

The Property was previously adjudicated to be unique in Case No.: 97-179-A. As a result, because the Property's physical characteristics have not changed, the factual finding of uniqueness is applicable to this Case under the doctrine of collateral estoppel. *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). (See also *Colandrea v. Wilde Lake Community Ass'n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)). In regard to practical difficulty and unreasonable hardship, I find that the Petitioners would suffer a practical difficulty and unreasonable hardship if the Variance relief for reduced drive aisle widths was not granted because, as Mr. Richards opined, this is a paved parking

lot which looks nearly identical to the parking lot which existed in 1997. Petitioners testified that it was confident in the measurements by their surveyor of the two-way drive aisle widths and confirmed that in some areas, the widths did not measure 22 ft. Because of that, Variance relief was needed and filed under the Revised Petition and Redlined Site Plan. The uncontroverted testimony was that the reduced drive aisle widths did not impede the flow of traffic or cause any safety concerns. As a result, I find that the requested Variance relief can be granted in strict harmony with the spirit and intent of the BCZR and without injury to the health, safety or general welfare, particularly in light of the lack of any additional, adverse ZAC comments by County agencies upon review of the Revised Petition and Redlined Site Plan.

THEREFORE, IT IS ORDERED this 31st day of **March, 2025** by this Administrative Law Judge, that the Petition for Special Hearing to confirm that the Residential Transition Area (“RTA”) regulations are not applicable to the proposed Church use of the second floor of this commercial building, or in the alternative, to approve the site plan for the proposed use in accordance with BCZR, §1B01.1.B.1g(6), including a finding that BCZR, §1B01.1.B.1e(1) through (5) do not apply, be, and they are each hereby **DISMISSED AS INAPPLICABLE**, and

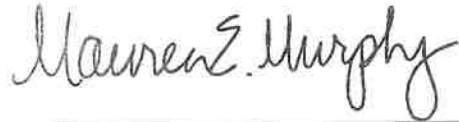
IT IS FURTHER ORDERED, that the Petition for Special Hearing to approve a modified parking plan pursuant to BCZR, §409.12 to allow the existing 18 parking spaces to serve the proposed uses, and to confirm that the shared spaces satisfy the shared parking adjustment table under BCZR, §409.6.B.3, be, and they are each hereby, **GRANTED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §409.4.c to allow two-way drive aisles of 19.5 ft. and 20 ft., in lieu of the required 22 ft., be, and it is hereby **GRANTED**.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. The Redlined Site Plan (Pet. Ex. 9) is attached hereto and incorporated herein.
3. Petitioners shall comply with DPR/DPWT ZAC comment which is attached hereto and incorporated herein.
4. The religious use/church shall only operate on Saturdays from 7:00 pm - 10:30 pm, and Sundays from 2:00 pm – 6:00 pm. Any change in the day or hours of operation will require a Special Hearing.

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



MAUREEN E. MURPHY
Chief Administrative Law Judge
for Baltimore County

MEM:dlm

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 3, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0018-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No Comment.

DPW-T: No Exception taken.

Landscaping: If Special Hearing is successful, a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required for new proposed Lights.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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**REVISED ATTACHMENT TO PETITION FOR PUBLIC
HEARING**

614 Old Edmonson Avenue

Tax Id: 2400009448

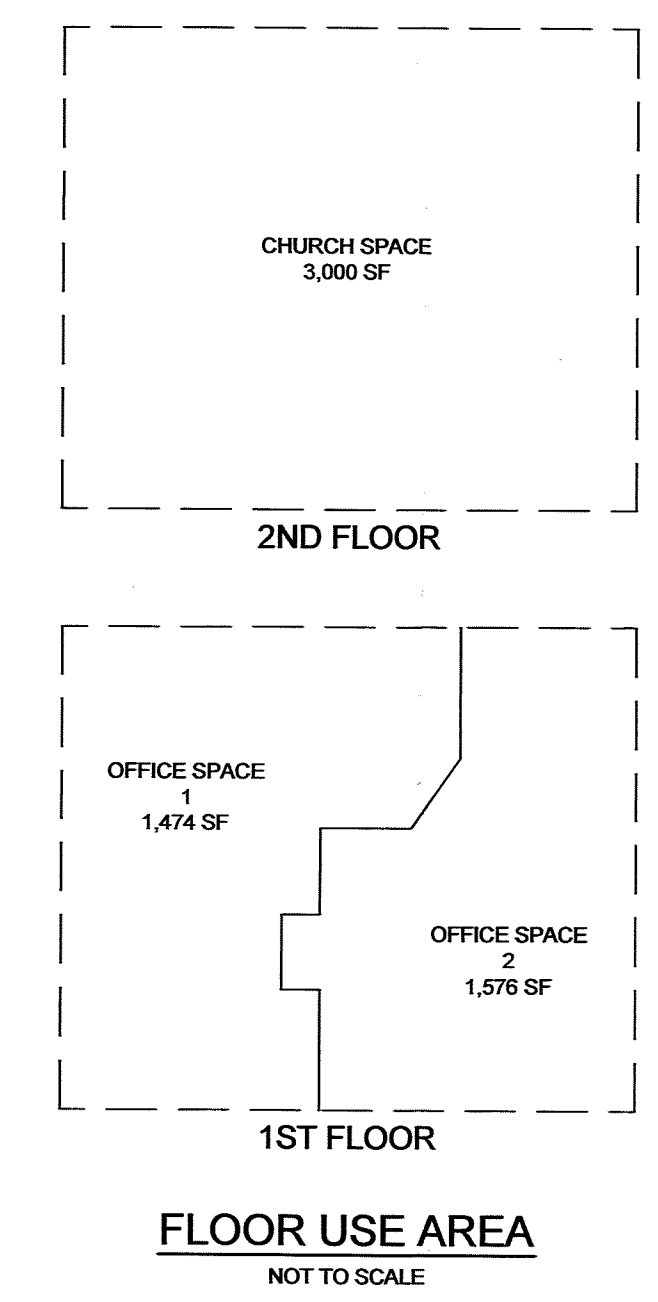
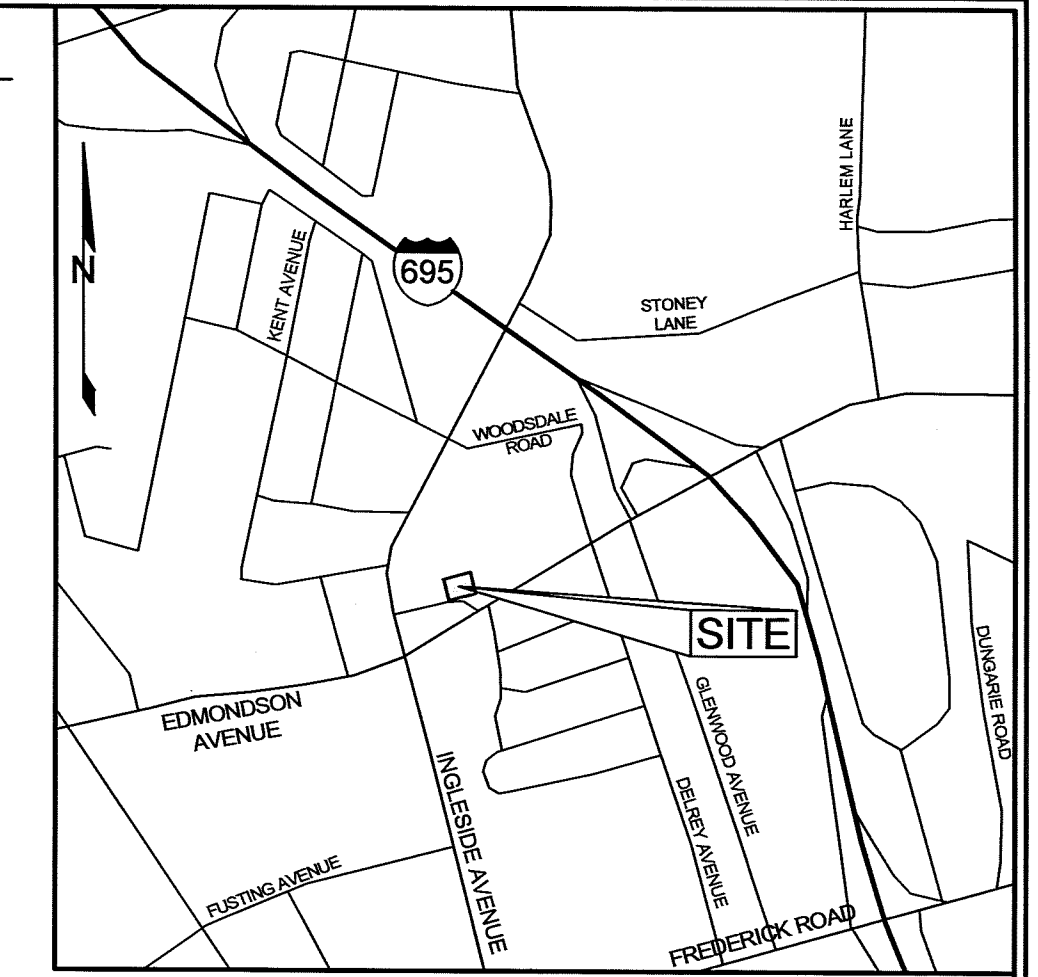
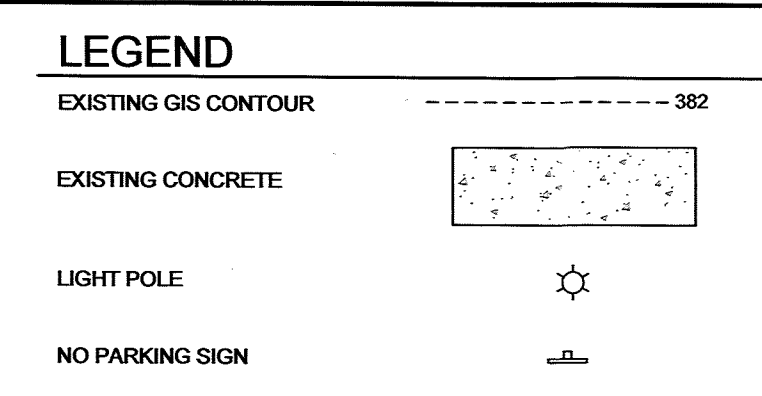
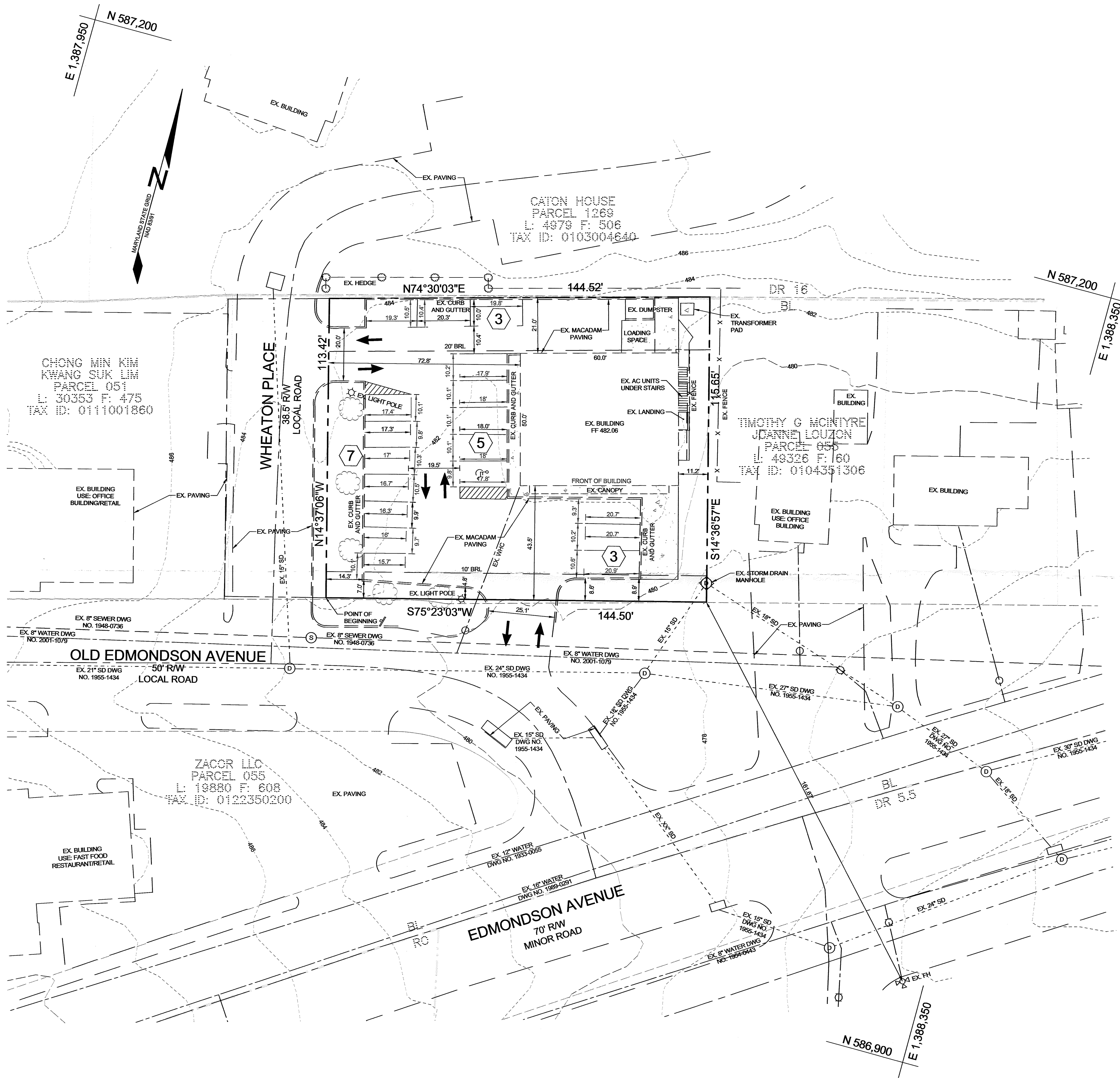
7th Election District; 1st Councilmanic District

Petition for Special Hearing:

1. To confirm that the Residential Transition Area regulations are not applicable to the proposed Church use of the second floor of this commercial building; and
2. In the alternative, to approve the site plan for the proposed use in accordance with BCZR §1B01.1.B.1.g(6), including a finding that BCZR §1B01.1.B.1.e(1) through (5) do not apply; and
3. A modified parking plan pursuant to BCZR §409.12.B to allow the existing 18 parking spaces to serve the proposed uses, or to confirm that the shared spaces satisfy the shared parking adjustment table under BCZR §409.6.B.3
4. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

Variance relief:

1. *From BCZR 409.4.c to allow drive lanes for two-way traffic of 19.5 feet in lieu of the required 20 feet; and*
2. *For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.*



- GENERAL NOTES**
- OWNER: MKM REAL ESTATE HOLDINGS LLC
614 OLD EDMONDSON AVENUE
BALTIMORE, MD 21228
TAX ACCOUNT NUMBER: 2400009448
AREA: 0.38 AC ± (16,550 SF ±)
MAP: 101
GRID: 2
PARCEL: 1765
DEED REF: 37031388
PLAY REF: 29/113
SUBDIVISION: N/A
 - PROPERTY INFORMATION:
AREA: 0.38 AC ± (16,550 SF ±)
MAP: 101
GRID: 2
PARCEL: 1765
DEED REF: 37031388
PLAY REF: 29/113
SUBDIVISION: N/A
 - ZONING: BL
EXISTING USE: COMMERCIAL (OFFICE)
SETBACKS:
FRONT = 10', 40' FROM CENTERLINE OF STREET
SIDE = NONE
REAR = 20'
FLOOR AREA RATIO: EXISTING = 6.010 SF / 16,550 SF = 0.36
PROPOSED = 6,010 SF / 16,550 SF = 0.36
 - UTILITIES:
THE PROPERTY IS SERVED BY PUBLIC WATER & SANITARY SEWER.
 - THERE IS AN EXISTING BUILDING ON SITE.
 - PARKING REQUIRED: 1 PER 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP
3.3 PER 1,000 SF FOR OFFICE
SEE FLOOR USE AREA FOR OFFICE SPACES SQUARE FOOTAGE
EXISTING PARKING SPACES = 18 SPACES (1 HANDICAP)
REQUIRED PARKING SPACES = 13 SPACES (60 SEATS/4)
= 5 SPACES FOR OFFICE SPACE 1
= 6 SPACES FOR OFFICE SPACE 2
= 1 HANDICAP SPACE PER 25 SPACES
PROPOSED PARKING SPACES = 18 SPACES (1 HANDICAP)
TOTAL REQUIRED PER PARKING CHART = 14 SPACES
SHARED PARKING WILL BE UTILIZED AS THE OFFICE AND CHURCH USES WILL NOT USE THE MAXIMUM SPACES DURING THE SAME TIME PERIODS (SEE SHARED PARKING CALCULATION TABLE).
 - COUNCILMANIC DISTRICT: 1
 - REGIONAL PLANNING DISTRICT: CATONSVILLE
 - CENSUS TRACT NO.: 400900
 - ELECTION DISTRICT: 1
 - WATERSHED: GWYNNS FALLS
 - THE TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY GIS.
 - THE BOUNDARY SHOWN HEREON IS FROM A SURVEY PERFORMED BY SILL ENGINEERING GROUP, LLC IN NOVEMBER 2024.
 - ZONING CASE HISTORY: 1997-179-A, VARIANCE TO PERMIT A REAR YARD SETBACK OF 1 FOOT IN LIEU OF THE REQUIRED 20 FEET AND TO PERMIT 19 PARKING SPACES IN LIEU OF THE REQUIRED 26 FOR THE PROPOSED TWO-STORY ADDITION, GRANTED NOVEMBER 26, 1996.
 - THE PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE HEIGHT OF THE EXISTING BUILDING IS 30'.
 - THE PROPERTY DOES NOT LIE WITHIN AN ENTERPRISE ZONE.
 - THERE ARE NO HISTORIC FEATURES ON THE SUBJECT PROPERTY NOR IS THE SITE ITSELF HISTORIC.
 - ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
 - EXISTING SITE LANDSCAPING AND SCREENING HAS BEEN PROVIDED PER THE BALTIMORE COUNTY LANDSCAPE MANUAL.
 - EXISTING USE: COMMERCIAL (OFFICE)
PROPOSED USE: COMMERCIAL (OFFICE)/CHURCH
 - PREVIOUS PERMITS:
B306172 - REPAIR 30% OF FIRE DAMAGE ON 1ST FLOOR OFFICE RETAIL BUILDING.
B315665 - INSTALL AWNING WITH 6 SIGNS ON FRONT OF EXISTING BUILDING.
 - THE PETITIONER IS SEEKING A WAIVER TO ALLOW A CHURCH USE IN THE BL ZONE ALONG WITH SHARED PARKING FOR THE USES.

SHARED PARKING CALCULATION

USE	WEEKDAY		WEEKEND		
	DAYTIME (6:00 AM TO 6:00 PM)	EVENING (6:00 PM TO MIDNIGHT)	DAYTIME (6:00 AM TO 6:00 PM)	EVENING (6:00 PM TO MIDNIGHT)	NIGHTTIME (MIDNIGHT TO 6:00 AM)
CHURCH	10% = 2 SPACES	10% = 2 SPACES	90% = 12 SPACES	90% = 12 SPACES	10% = 2 SPACES
OFFICE SPACE 1	100% = 5 SPACES	10% = 1 SPACE	10% = 1 SPACE	5% = 1 SPACE	5% = 1 SPACE
OFFICE SPACE 2	100% = 6 SPACES	10% = 1 SPACE	10% = 1 SPACE	5% = 1 SPACE	5% = 1 SPACE
TOTAL	13 SPACES	4 SPACES	14 SPACES	14 SPACES	4 SPACES

PLAN TO ACCOMPANY SPECIAL HEARING
IMMANUEL UNITED PENTECOSTAL CHURCH

614 OLD EDMONDSON AVENUE
TAX MAP 101 GRID 2
1ST COUNCILMANIC DISTRICT
1ST ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND
PARCEL 1765

CONTRACT PURCHASER
IMMANUEL UNITED PENTECOSTAL CHURCH
UNIT 200
614 OLD EDMONDSON AVENUE
BALTIMORE, MARYLAND 21228

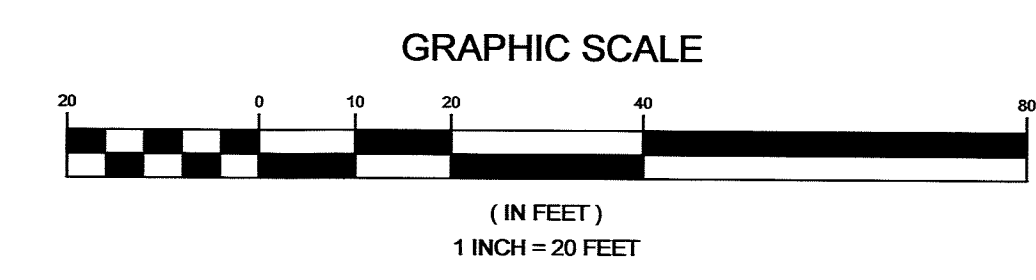
OWNER
MKM REAL ESTATE HOLDINGS LLC
UNIT 200
614 OLD EDMONDSON AVENUE
BALTIMORE, MARYLAND 21228

DESIGN BY: PS
DRAWN BY: JDB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: MARCH 10, 2025
PROJECT #: 24-080
SHEET #: 1 of 1

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 443.323.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

MCS 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. S2025, EXPIRATION DATE JUNE 20, 2025

PLAN VIEW
SCALE: 1"=20'



CONTRACT PURCHASER
IMMANUEL UNITED PENTECOSTAL CHURCH
UNIT 200
614 OLD EDMONDSON AVENUE
BALTIMORE, MARYLAND 21228

OWNER
MKM REAL ESTATE HOLDINGS LLC
UNIT 200
614 OLD EDMONDSON AVENUE
BALTIMORE, MARYLAND 21228

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2025-00188AA
Property Address: 6014 Old Edmondson Ave
Baltimore MD 21228
Unit 200
Legal Owners (Petitioners): MKM Real Estate Holdings LLC
Contract Purchaser/Lessee: Immanuel United Pentecostal Church

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): AMY CROSS
Address: 600 Washington Ave STE 200
TOWSON MD 21204
Telephone Number: 410.821-0070

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 2/11/2025

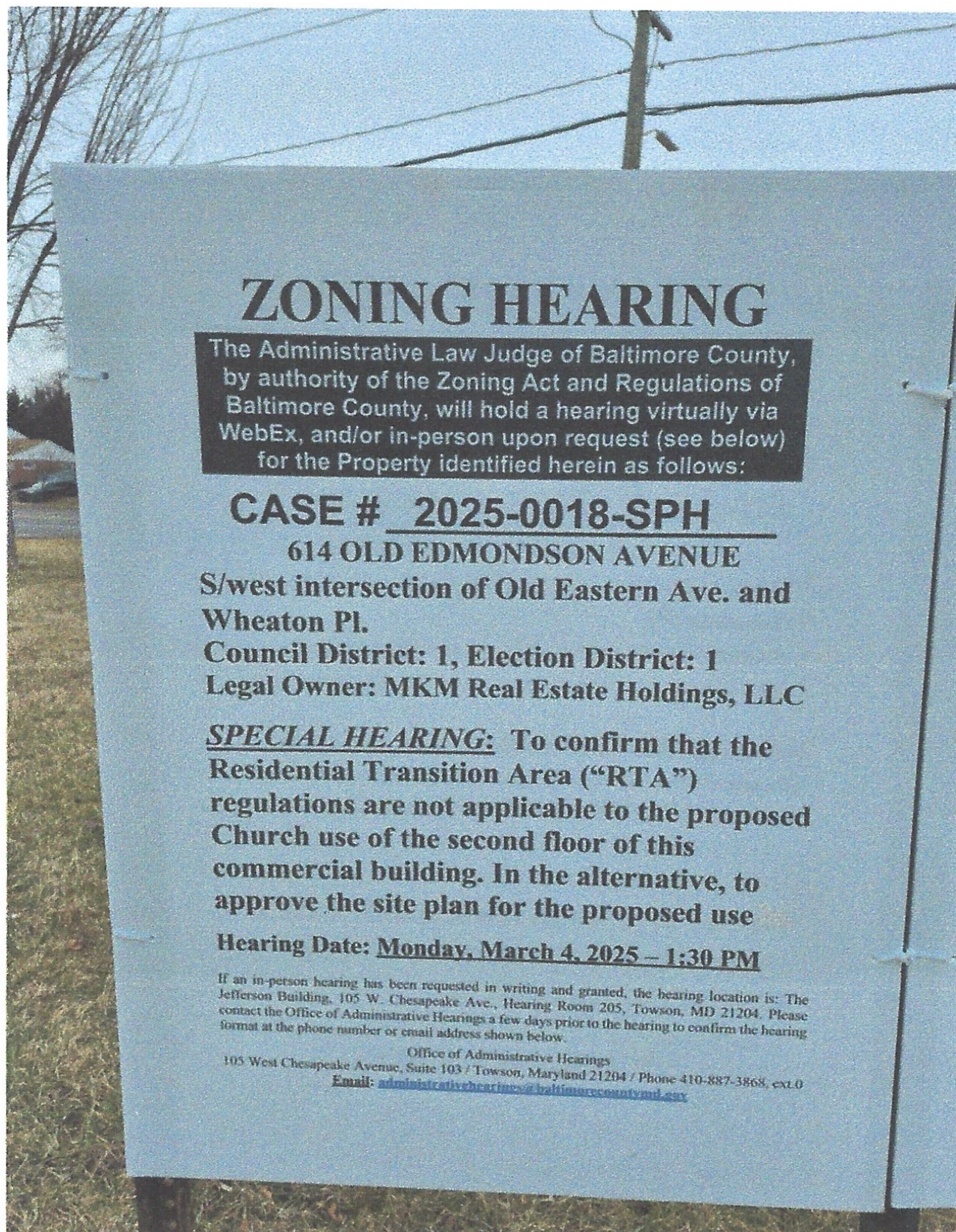
Case Number: 2025-0018-SPH

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
MKM REAL ESTATE HOLDINGS, LLC

Date of Hearing: MARCH 4, 2025

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:
614 OLD EDMONDSON AVENUE

The sign(s) were posted on: FEBRUARY 11, 2025



1st SIGN

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)

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: February 7, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0018-SPH
Address: 614 OLD EDMONDSON AVENUE
Legal Owner: MKM Real Estate Holdings, LLC

Zoning Advisory Committee Meeting of February 7, 2025.

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

Additional Comments:

Reviewer: Earl Wrenn



KATHERINE A. KLAUSMEIER
County Executive

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

NOTE TO FILE

Administrative Law Judge,

RE: 614 Old Edmonson Ave (Tax No. 2400009448)

Case No. 2025-0018-SPH

The Petitioner is requesting a Special Hearing relief for multiple issues. One of the Special Hearing requests is for modified parking to allow 18 parking spaces to serve the proposed use, or confirm that the shared spaces satisfy the shared parking adjustment table.

The owner's representatives, attorney's Amy Grossi and Jason Vettori were informed that the following changes would be needed on the site plan and Variances would be required. Both attorneys opted not to address the comments below:

1. The Shared Parking Calculation chart as per BZCR Section 409.6.B 3 is not shown as percentages
2. Add Suite # 200 to the site plan
3. The required aisle width for two-way traffic is 22' as per 409.4.c. The drive aisle width on the plan is 19.5'
 - a. An additional Variance is required
 - b. An additional \$500.00 payment is required to Baltimore County, Maryland
4. The provided site plan does not match the site plan from the Zoning Hearing Case No. 1997-0179-A
 - a. The required parking is 24 (see below) and the proposed parking is 18, a Variance is required. (The 1997-0179-A case granted 25 parking spaces in lieu of the required 31)
 - Office 1 required parking - 5 spaces
 - Office 2 required parking - 6 spaces
 - Church required parking - 13 spaces
 - b. The required parking space sizes are 8.5' x 18'. The parking space sizes for (7) are 9.9' x 17.3' and (3) are not labeled. These parking dimensions do not match the site plan from the hearing Case No. 1997-0179-A
5. Show the parking calculations for each use
6. Note the address on the site plan drawing for the church.

It is the opinion of the Zoning Office that a ruling be made to determine if Variance(s) are required for:

1. 18 parking spaces in lieu of 24
2. Parking space size of 9.9' x 17.3' in lieu of the 8.5' x 18'
3. Aisle width for 2-way traffic of 19.5' in lieu of 22'

If it is determined that the above variances are required, the Zoning Review Office requests that instructions be given to the representatives to submit the proper documentation to the Zoning Review Office. Once the proper documents are submitted, all requested zoning relief can be reviewed by the necessary county agencies.

Thank You

Christina Frink
Zoning
410-887-3391



PETITION FOR PUBLIC HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 614 Old Edmonson Ave Currently Zoned BL
Deed Reference 37031 / 00388 10 Digit Tax Account # 2400009448
Owner(s) Printed Name(s) MKM Real Estate Holdings LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

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

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

3. a **Variance** from the Zoning Regulations of Baltimore County Section(s)

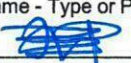
4. a **Floodplain Management Variance** from Baltimore County Code Section(s)

for the following reasons: (For Variance items 3 or 4 above, indicate below what is unique about your property resulting in 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 and indicate "SEE ATTACHED" below)

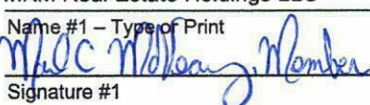
SEE ATTACHED

Property is to be posted and advertised as prescribed by the Zoning Regulations or County Code.
I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the Zoning Regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County or bound by the Floodplain Management laws of the Baltimore County Code.
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:

Immanuel United Pentecostal Church
Name - Type or Print

Signature
1103 Vernon Ave Baltimore MD
Mailing Address City State
21229 / (443) 562-5221 / dlbawi@gmail.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MKM Real Estate Holdings LLC /
Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2
614 Old Edmonson Ave Ste 200 Catonsville MD
Mailing Address City State
21228 / /
Zip Code Telephone #'s (Cell and Home) Email Address

Attorney for Petitioner:

Amy L. Grossi
Name - Type or Print
Signature
600 Washington Ave Ste. 200 Towson MD
Mailing Address City State
21204 / (410) 821-0070 / agrossi@sgs-law.com
Zip Code Telephone # Email Address

Representative to be contacted:

Amy L. Grossi
Name - Type or Print
Signature
600 Washington Ave Ste. 200 Towson MD
Mailing Address City State
21204 / (410) 821-0070 / agrossi@sgs-law.com
Zip Code Telephone # Email Address

Case Number: 2025-0018-SPH Filing Date 1/23/2025 Do Not Schedule Dates _____ Reviewer SP

ATTACHMENT TO PETITION FOR PUBLIC HEARING

614 Old Edmonson Avenue

Tax Id: 2400009448

7th Election District; 1st Councilmanic District

Petition for Special Hearing:

1. To confirm that the Residential Transition Area regulations are not applicable to the proposed Church use of the second floor of this commercial building; and
2. In the alternative, to approve the site plan for the proposed use in accordance with BCZR §1B01.1.B.1.g(6), including a finding that BCZR §1B01.1.B.1.e(1) through (5) do not apply; and
3. A modified parking plan pursuant to BCZR §409.12.B to allow the existing 18 parking spaces to serve the proposed uses, or to confirm that the shared spaces satisfy the shared parking adjustment table under BCZR §409.6.B.3
4. For such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County.

2025-0018-SAH

ZONING PROPERTY DESCRIPTION FOR: 614 OLD EDMONDSON AVENUE

Beginning at a point in the north side of Old Edmondson Avenue at its intersection with the east side of Wheaton Place at a pin and cap previously set for the southeastern corner of the saving and excepting parcel as shown on "CONDOMINIUM PLAT FOR 614 OLD EDMONDSON CONDOMINIUMS" and recorded among the land records of Baltimore County in Plat Book 29 Folio 113, thence running with the eastern side of the saving and excepting parcel, referring all courses of this description to the Maryland Coordinate System (NAD83),

- 1) North 14 degrees 37 minutes 06 seconds West 113.42 feet, to a pin and cap formerly set, thence leaving the said saving and excepting parcel and continuing with the bounds of the said plat,
- 2) North 74 degrees 30 minutes 03 seconds East 144.52 feet to a pin and cap formerly set, thence
- 3) South 14 degrees 36 minutes 57 seconds East 115.65 feet to a pin and cap formerly set, thence
- 4) South 75 degrees 23 minutes 03 seconds West 144.50 feet to the place of beginning.

Containing 0.3798 acres of land more or less.

Joel Brengle
Professional Land Surveyor
License No 21334
Exp. Date. 01/07/2027



2025-0018-SPH

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

No. **235176**

Date: 1-23-2025

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

Total: 500.00

Rec From: 614 Old Edmondson Ave

For: 2025-0018-SPA

RL

DISTRIBUTION

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

CASHIER'S VALIDATION

CP 25-0037

SMITH, GILDEA & SCHMIDT, LLC

IOLTA ACCOUNT
 600 WASHINGTON AVENUE, SUITE 200
 TOWSON, MARYLAND 21204



5864

Jan 15, 2025

PAY TO THE ORDER OF

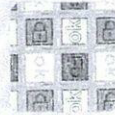
Baltimore County, Maryland

\$ **500.00**
00/100

*** Five Hundred *****

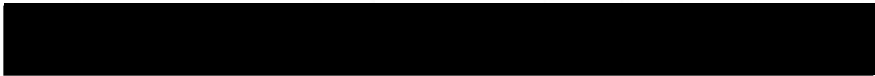
DOLLARS

Baltimore County, Maryland



[Signature]
 AUTHORIZED SIGNATURE

MEMO



SMITH, GILDEA & SCHMIDT, LLC - IOLTA ACCOUNT

5864

Date: Jan 15/25 Amount \$500.00 Balto Co MD - Zoning Petition Filing Fee
 Paid to: Baltimore County, Maryland
 Matter No. 4847-001 Immanuel United Pentecostal Church
 De: Immanuel United Pentecostal Church - 614 Old Edmondson Avenue

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: February 3, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0018-SPH

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No Comment.

DPW-T: No Exception taken.

Landscaping: If Special Hearing is successful, a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required for new proposed Lights.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge
Office of Administrative Hearings

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

DATE: March 21, 2025

SUBJECT: DEPS Comment for Zoning Item # 2025-0018-SPHA
Address: 614 OLD EDMONDSON AVENUE
Legal Owner: MKM Real Estate Holdings, LLC

Zoning Advisory Committee Meeting of March 21, 2025.

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

Reviewer: Earl D. Wrenn

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: March 17, 2025

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2025-0018-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPR: No comment.

DPW-T: No exception taken.

Landscaping: If Special Hearing is successful and / or Zoning Relief is granted a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 2/11/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0018-SPH

INFORMATION:

Property Address: 614 Old Edmonson Avenue
Petitioner: MKM Real Estate Holding LLC
Zoning: BL
Requested Action: Special Hearing

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

Special Hearing -

1. To confirm that the Residential Transition Area regulations are not applicable to the proposed Church use of the second floor of this commercial building; and
2. In the alternative, to approve the site plan for the proposed use in accordance with BCZR 1B01.1.B.1.g(6), including a finding that BCZR 1B01.1.B.e(1) through (5) do not apply, and
3. A modified parking plan pursuant to BCZR 409.12.B to allow the existing 18 parking spaces to serve the proposed uses, or to confirm that the shared spaces satisfy the shared parking adjustment table under BCZR 409.6.B.3
4. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

The proposed site is a 0.38-acre property zoned BL. The site is located in an area that is a mix of office and retail use. The petitioner proposes to use the site for office uses on the first floor and a church on the second floor of the existing building. This site is currently improved with a structure used for an office space and associated parking. There are multiple access points for ingress and egress from Wheaton Place and Old Edmondson Avenue. There is a previous Zoning Case (ZAC 1997-0179-A) in which the case was granted approving 25 parking spaces in lieu of the required 31.

The petitioner requested confirmation if pursuant to the Baltimore County Zoning Regulations Residential Transition Area regulations are applicable. The purpose of an RTA is to assure that similar housing types are built adjacent to one another or that adequate buffers and screening are provided between dissimilar housing types. Pursuant to Baltimore County Zoning Regulation Section 1B01.1.B.1(b) it states, "Generation of residential transitions area. An RTA is generated if the property to be developed is zoned D.R. and lies adjacent to land Zoned D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5 or R..C which:

- 1) Contains a single-family detached, semi-detached or duplex dwelling within 150 feet of the tract boundary; or
- 2) Is vacant, less than two acres in size, and contains a buildable area at least 20 feet by 30 feet on which a dwelling meeting all required setbacks can be erected.

The Department of Planning feels that this development proposal does not fall within any of the requirements that would trigger RTA regulations to be applied. It is the opinion of the Department of Planning that numbers 1 and 2 of the above requested relief do not apply.

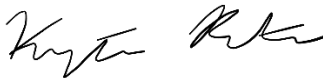
With regards to parking, Planning is not opposed to the granting of 18 spaces in lieu of 24 spaces if it can be demonstrated that the site circulation and all other additional applicable parking regulations outlined in Baltimore County Zoning Regulations section 409 will be met. If any alterations are made to the site design, Planning would encourage the petitioners to meet all Design guidelines outlined in the Comprehensive Manual of Development Polices, III. Commercial Development Within the Urban-Rural Demarcation Line, Section D. Office. The Office of Zoning has provided comments which Planning agrees with and feels that they should be addressed.

The Department of Planning is not opposed to the granting of the above request conditioned upon the following:

1. Drive aisles and parking space dimensions are brought into compliance with Section 409 of the Baltimore County Zoning Regulations.
2. All parking calculation charts are updated and the Shared Parking Calculation chart meets the requirement of Baltimore County Zoning Regulation Section 409.6.B.3
3. Any other or further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

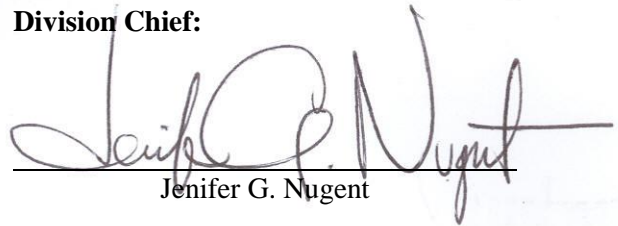
For further information concerning the matters stated herein, please contact Brett Williams of the Department of Planning at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Amy L. Grossi
Abigail Rogers, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 3/24/2025

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2025-0018-SPH (Revised)

INFORMATION:

Property Address: 614 Old Edmonson Avenue
Petitioner: MKM Real Estate Holding LLC
Zoning: BL
Requested Action: Special Hearing and Variance

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

Special Hearing -

1. To confirm that the Residential Transition Area regulations are not applicable to the proposed Church use of the second floor of this commercial building; and
2. In the alternative, to approve the site plan for the proposed use in accordance with BCZR 1B01.1.B.1.g(6), including a finding that BCZR 1B01.1.B.e(1) through (5) do not apply, and
3. A modified parking plan pursuant to BCZR 409.12.B to allow the existing 18 parking spaces to serve the proposed uses, or to confirm that the shared spaces satisfy the shared parking adjustment table under BCZR 409.6.B.3
4. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Variance -

1. From BCZR 409.4.c to allow drive aisle lanes for two-way traffic of 19.5 feet in lieu of the required 20 feet; and
2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

The proposed site is a 0.38-acre property zoned BL. The site is located in an area that is a mix of office and retail use. The petitioner proposes to use the site for office uses on the first floor and a church on the second floor of the existing building. This site is currently improved with a structure used for an office space and associated parking. There are multiple access points for ingress and egress from Wheaton Place and Old Edmondson Avenue. There is a previous Zoning Case (ZAC 1997-0179-A) in which the case was granted approving 25 parking spaces in lieu of the required 31.

The petitioner requested confirmation if pursuant to the Baltimore County Zoning Regulations Residential Transition Area regulations are applicable. The purpose of an RTA is to assure that similar

housing types are built adjacent to one another or that adequate buffers and screening are provided between dissimilar housing types. Pursuant to Baltimore County Zoning Regulation Section 1B01.1.B.1(b) it states, "Generation of residential transitions area. An RTA is generated if the property to be developed is zoned D.R. and lies adjacent to land Zoned D.R. 1, D.R. 2, D.R. 3.5, D.R. 5.5 or R..C which:

- 1) Contains a single-family detached, semi-detached or duplex dwelling within 150 feet of the tract boundary; or
- 2) Is vacant, less than two acres in size, and contains a buildable area at least 20 feet by 30 feet on which a dwelling meeting all required setbacks can be erected.

The Department of Planning feels that this development proposal does not fall within any of the requirements that would trigger RTA regulations to be applied. It is the opinion of the Department of Planning that numbers 1 and 2 of the above requested relief do not apply.


Planning is not opposed to the granting of 18 spaces in lieu of 24 spaces if it can be demonstrated that the site circulation and all other additional applicable parking regulations outlined in Baltimore County Zoning Regulations section 409 will be met. If any alterations are made to the site design, Planning would encourage the petitioners to meet all Design guidelines outlined in the Comprehensive Manual of Development Polices, III. Commercial Development Within the Urban-Rural Demarcation Line, Section D. Office. The Office of Zoning has provided comments which Planning agrees with and feels that they should be addressed.

The petitioner is also requesting relief to allow drive aisle lanes for two-way traffic of 19.5 feet in lieu of the required 20 feet. The request does not appear to adversely impact the site's circulation and the ability of vehicles and pedestrians to navigate the site. Planning does not oppose the granting of this request as it helps achieve the desired site design with minimal relief.

The Department of Planning is in support of the above requested relief.

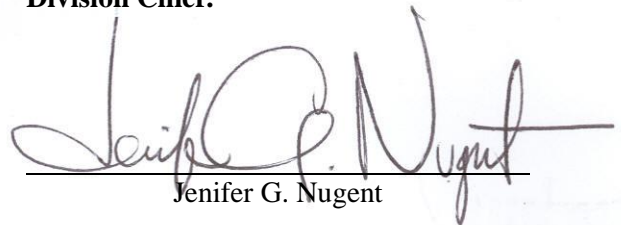
For further information concerning the matters stated herein, please contact Brett Williams of the Department of Planning at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

c: Amy L. Grossi
Abigail Rogers, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

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

Special Tax Recapture: None

Account Number: District: 01 Account Identifier - 2400009448

Owner Information

Owner Name: MKM REAL ESTATE HOLDINGS LLC Use: COMMERCIAL CONDOMINIUM
 Principal Residence: NO

Mailing Address: UNIT 200
 614 OLD EDMONDSON AVE
 BALTIMORE MD 21228-3305 Deed Reference: /37031/ 00388

Location & Structure Information

Premises Address: 614 OLD EDMONDSON AVE Legal Description: UNIT 200
 BALTIMORE 21228-3305 614 OLD EDMONDSON AV NS
 UNIT: 200 614 OLD EDMONDSON AVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
 0101 0002 1765 30000.04 0000 2024 Plat Ref: 0029/ 0113

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
	3,000 SF		3,000 SF	06

Stories Basement Type: OFFICE CONDOMINIUM / Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements

Value Information

	Base Value	Value		
		As of	Phase-in Assessments	
		01/01/2024	07/01/2024	07/01/2025
Land:	117,000	117,000		
Improvements	273,000	273,000		
Total:	390,000	390,000	390,000	390,000
Preferential Land:	0	0		

Transfer Information

Seller: MCVEARRY MARK C	Date: 12/30/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /37031/ 00388	Deed2:
Seller: ACADEMY MORTGAGE LLC	Date: 12/07/2015	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36953/ 00235	Deed2:
Seller: CORBITT DEVELOPMENT LLC	Date: 04/26/2005	Price: \$349,000
Type: ARMS LENGTH IMPROVED	Deed1: /21769/ 00397	Deed2:

Exemption Information

Partial Exempt Assessments: Class	07/01/2024	07/01/2025
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00

Special Tax Recapture: None

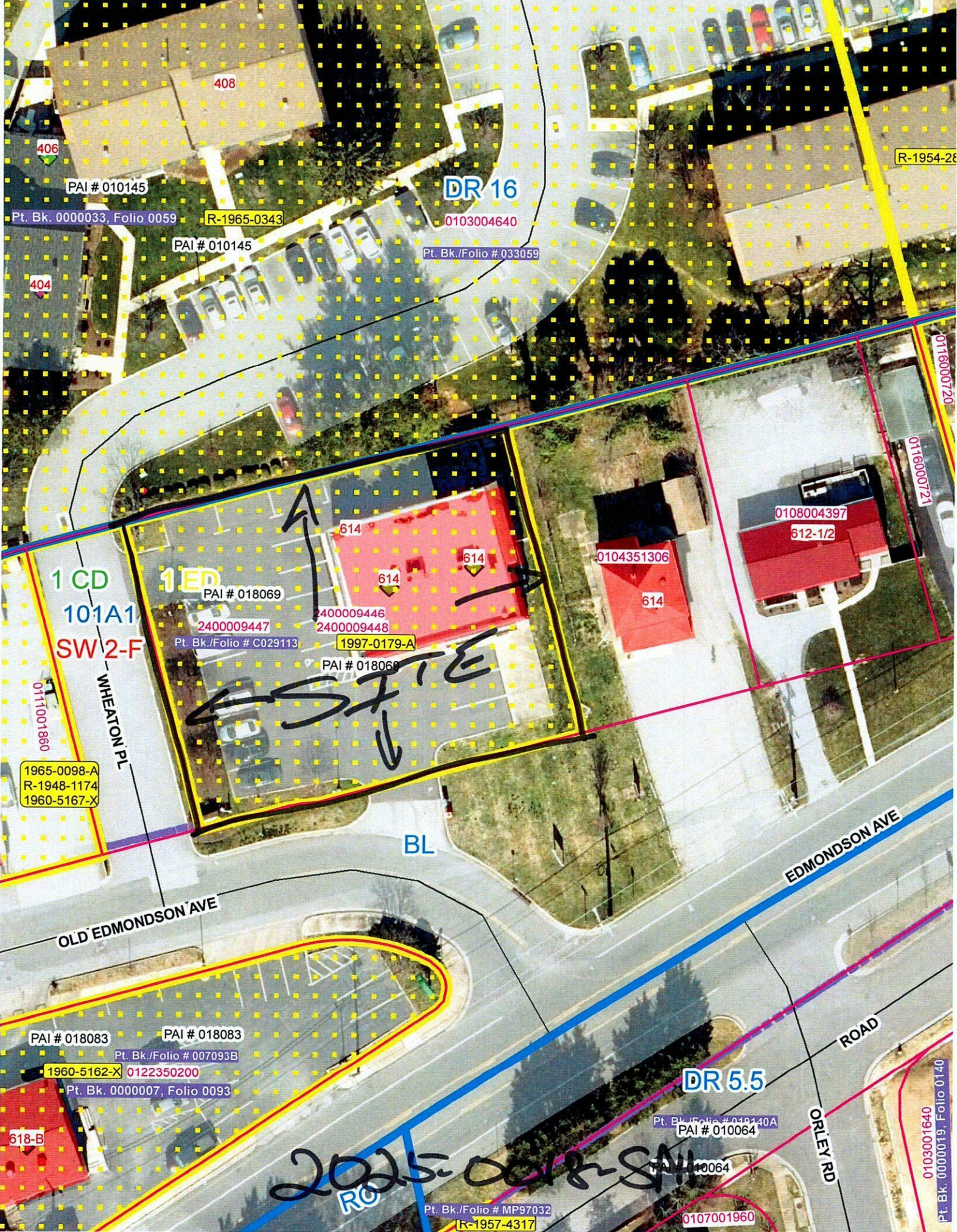
Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2025-0018-SAH



408

406

PAI # 010145

DR 16

R-1954-28

Pt. Bk. 0000033, Folio 0059

R-1965-0343

0103004640

PAI # 010145

Pt. Bk./Folio # 033059

404

1 CD
101A1
SW 2-F

1 ED

PAI # 018069

614

614

614

2400009447

2400009446

2400009448

Pt. Bk./Folio # C029113

1997-0179-A

PAI # 018069

0104351306

614

0108004397

612-1/2

0116000720

0116000721

0111001860

1965-0098-A
R-1948-1174
1960-5167-X

WHEATON PL

ESTATE

BL

EDMONDSON AVE

OLD EDMONDSON AVE

PAI # 018083

PAI # 018083

Pt. Bk./Folio # 007093B

1960-5162-X

0122350200

Pt. Bk. 0000007, Folio 0093

618-B

DR 5.5

Pt. Bk./Folio # 010140A

PAI # 010064

PAI # 010064

ROAD

ORLEY RD

2025-0018-SM

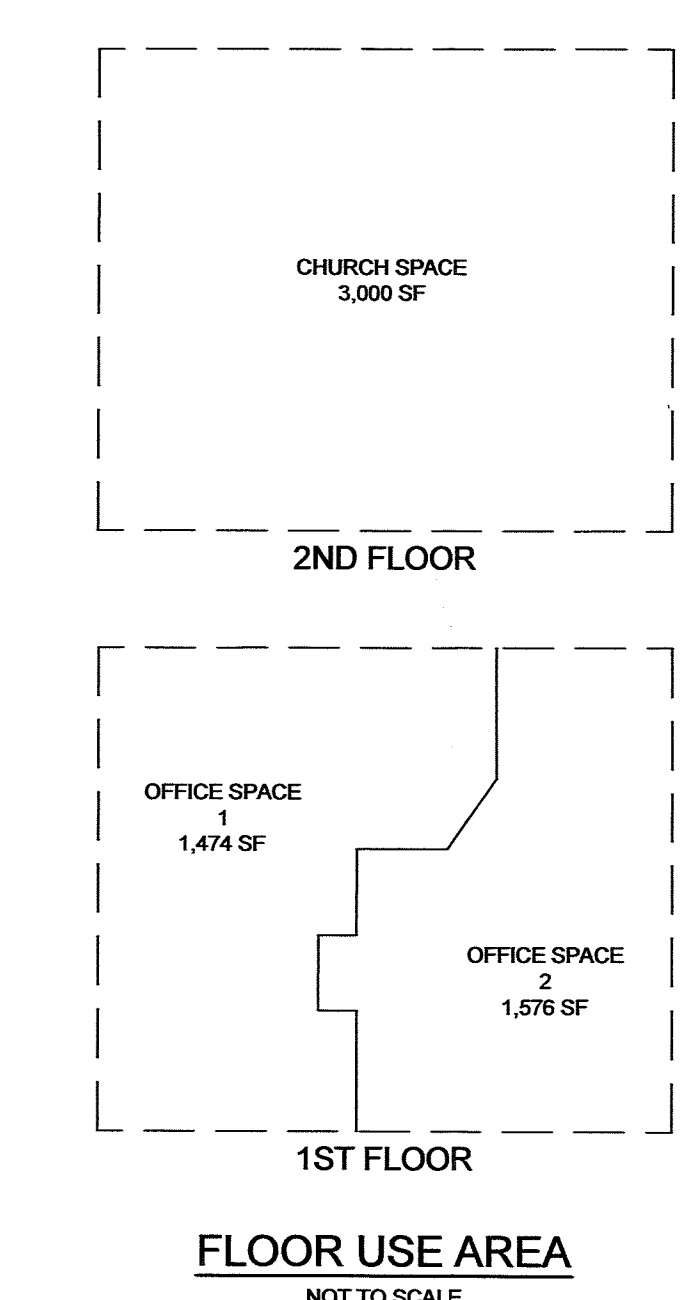
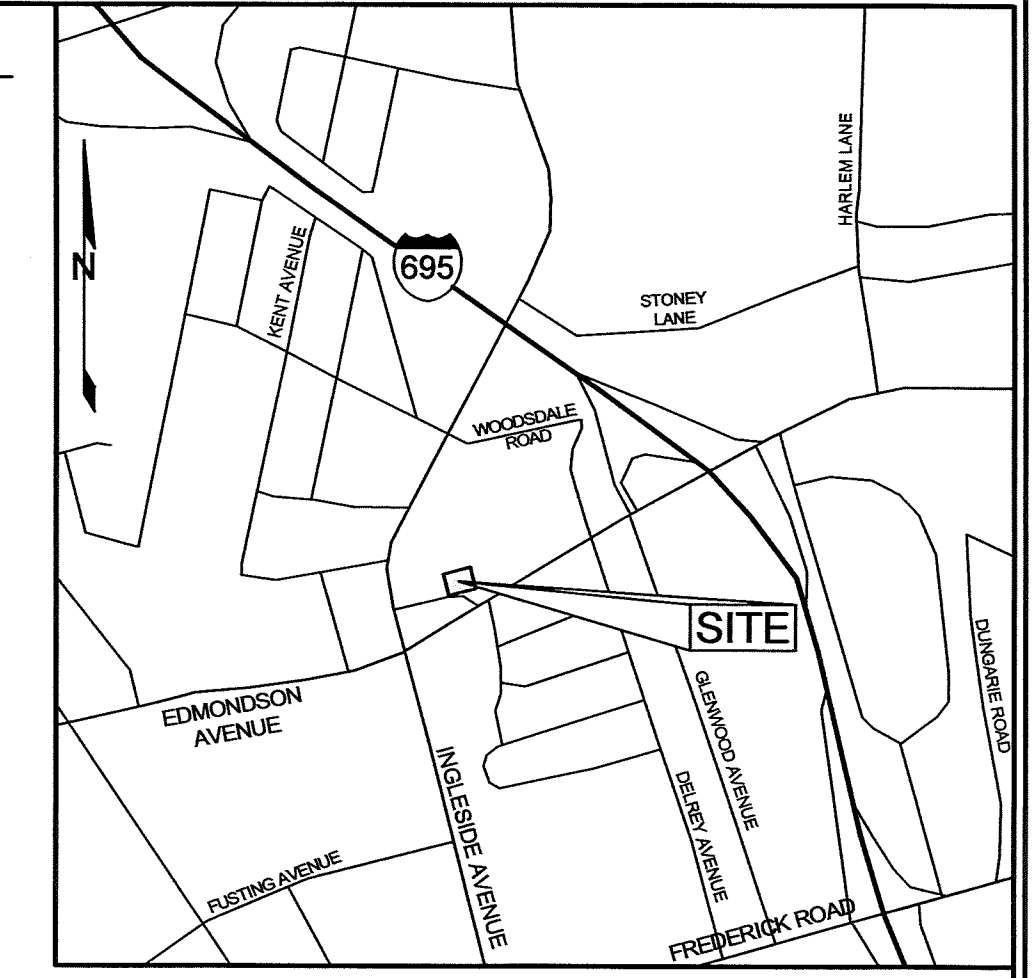
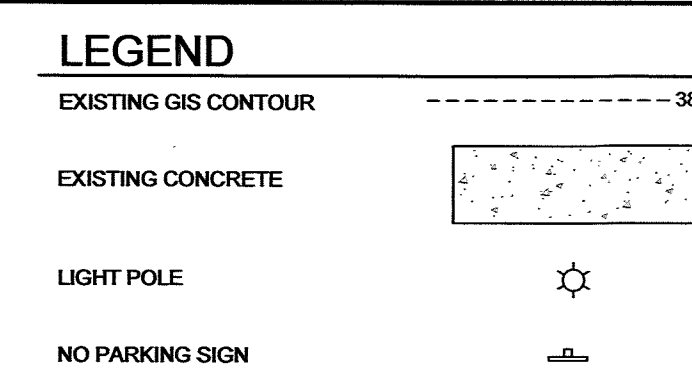
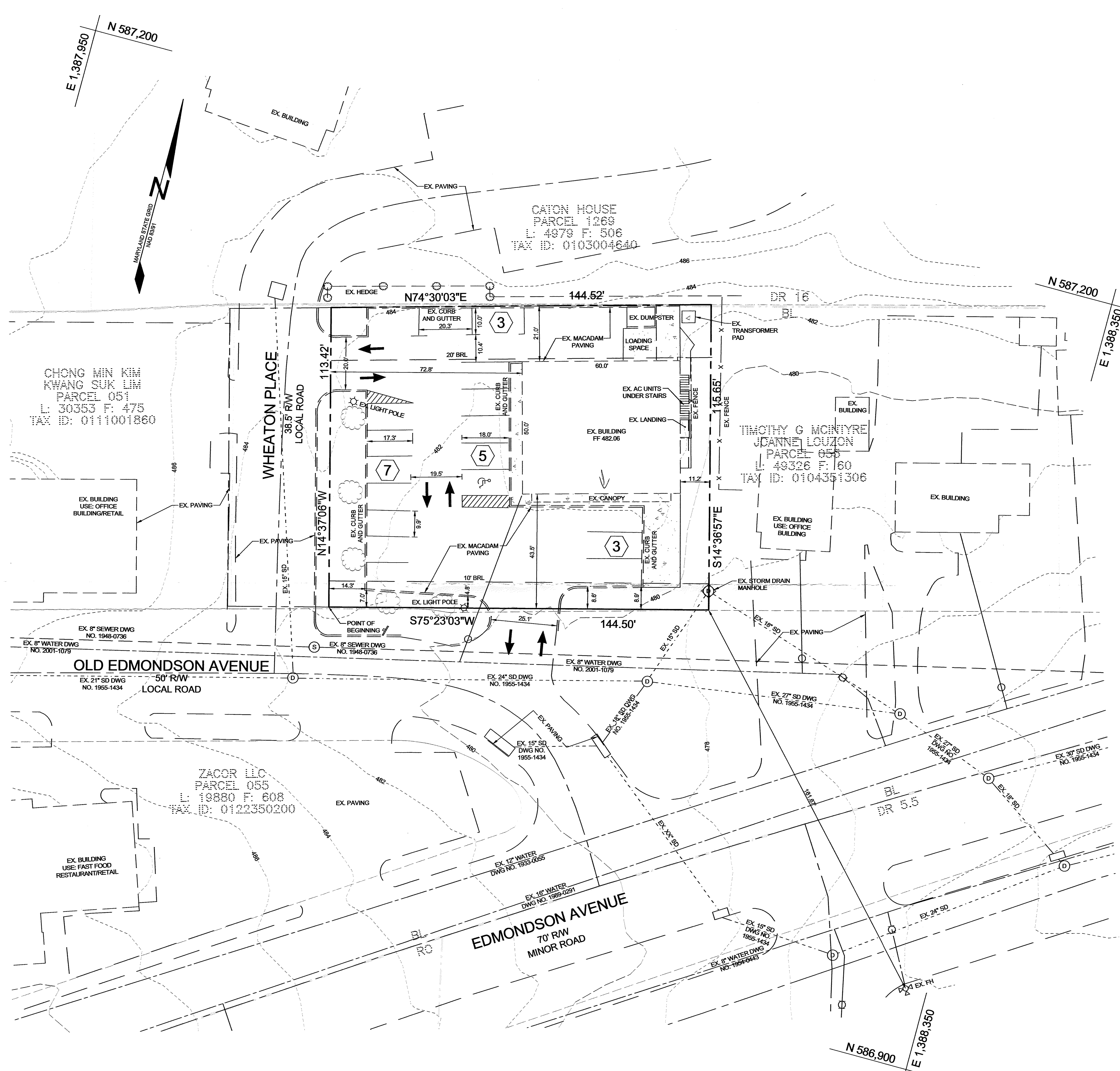
Pt. Bk./Folio # MP97032

R-1957-4317

0107001960

0103001640

Pt. Bk. 0000019, Folio 0140



- GENERAL NOTES**
- OWNER: IMMANUEL UPC
614 OLD EDMONDSON AVENUE
BALTIMORE, MD 21228
 - PROPERTY INFORMATION:
TAX ACCOUNT NUMBER: 2400009448
AREA: 0.38 AC ± (16,550 SF ±)
MAP: 101H1
GRID: 2
PARCEL: 1765
DEED REF: 37031388
PLAT REF: 29/113
SUBDIVISION: N/A
 - ZONING: BL
EXISTING USE: COMMERCIAL (OFFICE)
SETBACKS:
FRONT = 10', 40' FROM CENTERLINE OF STREET
SIDE = NONE
REAR = 20'
FLOOR AREA RATIO: EXISTING = 6,010 SF / 16,550 SF = 0.36
PROPOSED = 6,010 SF / 16,550 SF = 0.36
 - UTILITIES:
THE PROPERTY IS SERVED BY PUBLIC WATER & SANITARY SEWER.
THERE IS AN EXISTING BUILDING ON SITE.
 - PARKING REQUIRED: 1 PER 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP
3.3 PER 1,000 SF FOR OFFICE
EXISTING PARKING SPACES = 18 SPACES (1 HANDICAP)
REQUIRED PARKING SPACES = 13 SPACES (1 HANDICAP)
= 5 SPACES FOR OFFICE SPACE 1
= 6 SPACES FOR OFFICE SPACE 2
= 1 HANDICAP SPACE PER 25 SPACES
SHARED PARKING WILL BE UTILIZED AS THE OFFICE AND CHURCH USES WILL NOT USE THE MAXIMUM SPACES DURING THE SAME TIME PERIODS (SEE SHARED PARKING CALCULATION TABLE).
 - COUNCILMANIC DISTRICT: 1
 - REGIONAL PLANNING DISTRICT: CATONSVILLE
 - CENSUS TRACT NO.: 400880
 - ELECTION DISTRICT: 1
 - WATERSHIP: GWYNNS FALLS
 - THE TOPOGRAPHY SHOWN IS FROM BALTIMORE COUNTY GIS.
 - THE BOUNDARY SHOWN HEREON IS FROM A SURVEY PERFORMED BY SILL ENGINEERING GROUP, LLC IN NOVEMBER 2024.
 - ZONING CASE HISTORY: 1987-179-A, VARIANCE TO PERMIT A REAR YARD SETBACK OF 1 FOOT IN LIEU OF THE REQUIRED 20 FEET AND TO PERMIT 19 PARKING SPACES IN LIEU OF THE REQUIRED 26 FOR THE PROPOSED TWO-STORY ADDITION, GRANTED NOVEMBER 28, 1996.
 - THE PROPERTY DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE HEIGHT OF THE EXISTING BUILDING IS 30'.
 - THE PROPERTY DOES NOT LIE WITHIN AN ENTERPRISE ZONE.
 - THERE ARE NO HISTORIC FEATURES ON THE SUBJECT PROPERTY NOR IS THE SITE ITSELF HISTORIC.
 - ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
 - EXISTING SITE LANDSCAPING AND SCREENING HAS BEEN PROVIDED PER THE BALTIMORE COUNTY LANDSCAPE MANUAL.
 - EXISTING USE: COMMERCIAL (OFFICE)
 - PROPOSED USE: COMMERCIAL (OFFICE)/CHURCH
 - PREVIOUS PERMITS:
B306172 - REPAIR 30% OF FIRE DAMAGE ON 1ST FLOOR OFFICE RETAIL BUILDING.
B315665 - INSTALL AWNING WITH 6 SIGNS ON FRONT OF EXISTING BUILDING.
 - THE PETITIONER IS SEEKING A WAIVER TO ALLOW A CHURCH USE IN THE BL ZONE ALONG WITH SHARED PARKING FOR THE USES.

SHARED PARKING CALCULATION

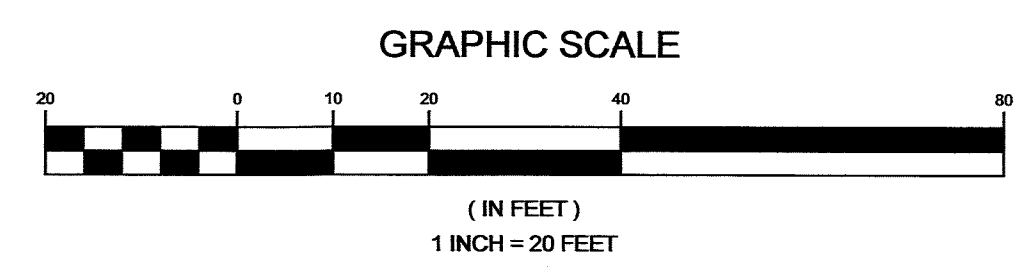
	WEEKDAY		WEEKEND		
	DAYTIME (6:00 AM TO 6:00 PM)	EVENING (6:00 PM TO MIDNIGHT)	DAYTIME (6:00 AM TO 6:00 PM)	EVENING (6:00 PM TO MIDNIGHT)	NIGHTTIME (MIDNIGHT TO 6:00 AM)
CHURCH	1	13	13	13	1
OFFICE SPACE 1	5	1	1	1	1
OFFICE SPACE 2	6	1	1	1	1

PLAN TO ACCOMPANY SPECIAL HEARING PLAN
IMMANUEL UNITED PENTECOSTAL CHURCH

614 OLD EDMONDSON AVENUE
PARCEL 1765
1ST COUNCILMANIC DISTRICT
1ST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SILL ENGINEERING GROUP, LLC
16005 Frederick Road, 2nd Floor
Woodbine, Maryland 21797
Phone: 410.325.5076
Fax: 410.696.2022
Email: info@sillengineering.com
Civil Engineering & Surveying for Land Development

DESIGN BY: PS
DRAWN BY: JDB
CHECKED BY: PS
SCALE: AS SHOWN
DATE: JANUARY 8, 2025
PROJECT #: 24-080
SHEET #: 1 of 1



OWNER/DEVELOPER
IMMANUEL UPC
614 OLD EDMONDSON AVENUE
BALTIMORE, MARYLAND 21228

MCS 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. 32025, EXPIRATION DATE, JUNE 20, 2025

2025-0018-SH