

DONALD I. MOHLER III County Executive

July 16, 2018

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

RGS Engineering
Lancaster
53 West James Street
Suite 101
Lancaster, PA 17603
Attention: Mr. Todd P. Kurl, RLA
Project Manager

Re: Spirit and Intent Letter

East Baltimore Church of Christ

9420 Belair Road

Nottingham, Maryland 21236

Case Numbers: 1977-0061-X and 1999-0022-X

11th Election District

Dear Mr. Kurl

Your spirit and intent letter sent to Arnold Jablon, Director of Permits, Administration and Inspections has been referred to me for reply. Based upon the information provided therein, and our research of the zoning records, the following has been determined:

- 1. The proposed changes to the existing Church and Community Building will require a red lined site plan along with the new parking calculations before a Spirit and Intent letter will be considered. Any substantial changes to this property will require a Special Hearing to modify the Special Exceptions and possible Variances. Therefore, your Spirit and Intent request has been denied.
- 2. A copy of your letter and a copy of this response will be made a permanent part of the above listed case files for future reference.

The foregoing is merely an informal opinion. It is not an expert or legal opinion. It is not intended to be relied on as expert or legal advice, and is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact the Office of Zoning Review at 410-887-3391.

Very truly yours,

ORIGINAL SIGNED BY LEONARD J. WASILEWSKI

> Leonard Wasilewski Planner II Zoning Review

18-239/LW 1977-0061-X 1999-0022-X



LANCASTER 53 West James Street Suite 101 Lancaster, PA 17603 717.715.1396

June 18, 2018

Mr. Arnold Jablon, Director **Zoning Department Baltimore County** 111 West Chesapeake Avenue, Room 123 Townson, Maryland 21204

Re:

East Baltimore Church of Christ

9420 Belair Road, Nottingham, MD 21236

RGS Project No: 2017E71-001

APPROVALS AND INSPECTIONS DEPARTMENT OF PERMITS

JUN 20 2018

SECEINED

#18-239

Dear Mr. Jablon:

With respect to the above-referenced church property, it is our proposal to construct two small building additions to the existing Church, as well as provide additional parking lot area and associated storm water facilities. It is the intent of this project to keep with the spirit and intent of the previously-approved Special Exceptions to the Zoning Ordinance, which can be found under Case Nos. 77-61-X and 99-22-X. Copies of the Special exceptions and subsequent department correspondence have been provided as Exhibits 1 & 2.

Case No. 77-61-X was granted to the Owner of Record at that time and recorded on September 15, 1976 to provide a Special Exception for the use of the property for public assembly as a Masonic Order Meeting Hall, "Community Building". It is the intent of the church to continue using this property as it is currently used, for assembly, a "Community Building".

Case No. 99-22-X was granted to the Owner of Record at that time and filed on September 2, 1998 to provide for a substantial building addition. The resulting structure was to be residential in appearance and in keeping with the architectural design of similar structures in the neighborhood. It is the intent of the currently proposed building additions to provide a similar architectural appearance to the existing building.

The growth of the church membership has created the need for additional space, both useable building space and parking. The buildings use is not proposed to change in any way. It is the church's desire to keep the proposed expansion in concert with the existing architecture and external finishes. Example building elevations have been included as Exhibit 3.

We hope that you agree with the changes we propose for the church building and they in fact meet the spirit and intent of the previously-approved Special Exceptions to the Zoning Ordinance. We respectfully request, on behalf of our client, your approval. Please feel free to contact me if you have any questions or need additional information regarding this project. I look forward to hearing from you soon. Thank you for your time and consideration.

1 -- GOSPEL TARREMACLE OF BALTIMORIES OF OWNERS. of the property situate in Bultimore musty and which is described in the description and pist stacked ferrots and made a port hereof, with position (1) that the naming status of the hereon described property to re-classified, purcease o the Zonier Law of Boltimore County from sa...

"COMMITTY SUITEDING"

County, to use the herein described property, for ... "COMPUBITY BUILDING"

I or we serve to now expresses of above re-classification, and/or finerial Exception after porting, etc., upon filing of this petition, and further agree to and are to be bound by the sening as at Baltimana County adopted purposest to the Zoning Law for Buildman

and Thre Mr IEIR HAMFORD RE. MATO, MARYI AND 71231

Gospel Tabernacle of Maltipore, Maryland Inc. Baltimore, MD 21236

18876 that the subject matter of this petition be advertised, as manifest for the Zoning Law of Rallimore County, in two newspapers of general circulation through more County, that property be posted, and that the public hearing be had before the Earling loser of Baltimore County in Room 108, County Office Building in Towson. Baltimore County, on the 159h ...

A Com Denna

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

BUREAU OF DEPARTMENT OF STATE ROADS COM RUBEAU OF

MEALTH DEPARTMENT PROJECT PLANNING FUILDING DEPARTMENT SOARD OF EDUCATION ROUSTRIAL

July 1, 1976

John E. Sibrea, Esq. 453 Equitable Building Baltimore, Maryland 21202

RE: Special Exception Petition Re: Item 245 Gospel Tabernacle of Baltimore, Maryland, Inc. - Petitioner

Dear Mr. Sibreat

The Soning Plans Pavisory Committee has reviewed the plans submitted with the above selected perition and has made an on site field inspected perition and has mode an on site field inspected perition and impercion.

These comments are not intended to indicate the proprieteness of the soning action requested, but appropriateness of the soning action requested, but appropriate are not development plans or problems at parties are made sware of plans that may have a bearing on the development plans that may have a bearing on the requested acting the propriateness of the requested acting as to the appropriateness of the requested acting.

The subject property is located on the northwest side of Belair Road, 285 feet mouthwest of Saltar Road, 285 feet mouthwe

The site plans must be revised to reflect the comments of the State Highway Administration, and the Project and Development Planning division.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments

June 24, 1976

John E. Sibrea, Esq. Re: Item 245 July 1, 1976 Page 2

from other departments as requested.

Very truly yours.

Franklin T. Hogmyl FRANKLIN T. HOGANS, JR. Chairman, Zening Plans Advisory Committee

FTH: Jr.

Enclosure

cc: E. F. Raphel & Assoc. 201 Courtland Avenue Towson, Md. 21201

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Property Owner: Gospel Tabernacle of Baltimore, No., Inc. Location: NWS Felair R., 2857 Sa agiter ave.

Mr. S. Eric DiNerns Zoning Commissioner Baltimore County Office Building Towson, Magylane 21204

Present Zoning: 75 16 Proposed Zoning: SE

- 6 humas & Daniel

sermanie of Baltimore, Md. In

Furrant to your request, the referenced property has been surveyed by this Bureus and the comments below matted with an 'a' are applicable and required to be corrected or imcorporated into the final plans for the property.

Zoning Agenda June 8, 1976

Pace hydrants for the referenced property are sequired and shall be loosted at intervals of __feet along an approved road in accordance with __feet ___feet ___feet __feet __feet __feet __feet

() 2. A second means of vehicle access is required for the .its.

() 3. The vehicle dead-end condition shown at MCMOS the maximum all d by the Fire Department.

() 's. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations

(20) 5. The buildings and structures existing or proceed on the site shall comply with all applicable requirements of the factoral Fire Pro-tection Association Stumber 50, 10: "Life Safety Code", 1970 Bitton prior to company.

6. Site plane are approved as drawn.

() 7. The Fire Prevention Bureau has no commente, at this time.

Plantic Crops

Plantic Crops

Plantic Crops

Plantic Crops

Proportial Page-time Indian

Pire Prevention Rureau



Harry R. Hughes Bornard M. Evens

June 15, 1976

Attention: Mr. F. Hosen

Z.A.C. Meeting, June 8, 1976 IT^PM: 245. Property Owner: Gospel Tabernacle of Baltimore, Hd.,

Dear Mr. DiNonna:

CLIJEMIVE

The enisting entrance is 20' in width. The drive is 18' in width. These diamns loss are too narrow to servor the site as at a sinuman of 25'. The drive should also be widened. The entrance widewing must be done under permit from the State Highway Administration.

The plan should be revised prior to a hearing date being assigned.

Very truly yours,

Charles Lee, Chief Bureau of Engineering Access Permits

WILLIAM D. FROMM

Mr. S. Eric DiNenno, Zoning Commissioner Mr. S. Eric Dillenno, Zoning C Zoning Advisory Committee Office of Planning and Zoning Baltimare County Office Buildir Towson, Maryland 21204

Comments on Item #245, Zoning Advisory Committee Meeting, June 8, 1976, are as follows

Property Owner: Gaign! Tabernocle of Boltimore, Maryland, Inc. Location: NNV/S belair Road 285, SN Walter Avenue Existing Zesting: D.R.16
Proposed Zoning: Special Exception for community building Acres: 3,467
Existing 1.

This office has reviewed the subject patition and of at the following comments. These comments are not intended to invitate the appropriateness of the zoning in question, but are to assure that all parties are made more of plans or problems with regard to development plans that may have the plants of the control of the plants of the control of the c

The driveway into the property must be a minimum of 25 feet at Belair Road, but may be tapered to 20 feet at a safe distance from Belair Road.

if the property is to be used for functions other than membership meetings additional parking may be required.

Very truly yours,

plact and Development Plannin

District: 11 No. Acres: 3-137

No hearing on student population

very truly yours.

Sick form of

TOWSON, MARYLAND 21234

Date: June M. 1976-

Z.A.C. Heeting of: June 5,1976

Pursuant to the advertisement, posting of	preperty, and public hearing on the above petition and
	ente of Section 502, 1 of the Baltimore
	in mel.
the stone discharifestion should be helt and	is during appearing that his court of
a Special Exception for a Community Buil	ding should be granted
E IS ORDERED by the Zoning Commission	ner of Bultimore County, this 17 5
	to and
- 15	
	unity Building should be and the same is
	. subject to the approval of a special by
the State Highway Administration,	Xt 10 1/2
the Department of Public Works, and the Office of Planning and	Zoning Commissioner of Baltimore County
pring.	Zaning Commissioner of Bartonore County
	1852
Pursuant to the advertisement, posting of	property and public hearing on the above petition
and it appearing that by reason of	
	5.5.1
ALLER THE CONTRACTOR AND CONTRACTOR	
the above re-classification should NOT BE HA	il) and or the Special Exception should NOT BE
GRANTED	
THE PERSON NAMED IN COLUMN TO THE PE	
IT IS ORDERED by the Zoning Commission	oner of Baltimore County, thisday
of	shove re-classification be and the same is hereby
DENIED and that the above described proper	ly or area be and the same is hereby continued as and
	rone; and or the Special Exception for
	be and the same is hereby DENIED
	Zoning Commissioner of Bultimore County
	formed comments of buttinose contr.



July 13, 1976

Nr. Eric S. DiNenna Zoning Commissioner County Office Building Towson, Matyland 1204

Re; Item 245 - ZAC - June 8, 1976 Tree 44 - 2AC - June 8, 1976

Property Owner: Sospel Tabernacle of Baltimore, Maryland, Inc.
Location: MM/S Belair nd. 285' SM Malter Ave.
Existing Zoning: D.R. 16

Proposed Zoning: Special Exception for community building
Acres: 1,427 District: 11th

Should this special exception for a community building be granted, the g improvements should be required.

1) The driveway videned to 24 feet.
2) The driveway entrance should have larger radius.
3) Hore parking should be provided.

Buckarf & Homigon Michael S "lanigan (Treffic E., neer Associate

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenne, Zoning Commissioner Date. August 31, 1976 PROM. Morman E. Gerber, Acting Director of Planning SUBJECT Petition #77-61-X.

Petition for Special Exception for a Community Building Morthwest side of Beleir Road 285 fent, more or less, Southwest of Walter Avenue. Patitioner - Gospel Tabernacle of Baltimore, Maryland, Inc.

lith District

MEARING: Wednesday, September 15, 1976 (1:00 P.M.)

This office is not opposed to the request special exception in that the use of the existing structures as community buildings would be appropriate here.

CAR THUY N.D. % 1/26

NEG:JGH: PM

Franklin T. NO FEE

REALTH DEPARTMENT PLINE PREVENTION DEPARTMENT OF STATE REGIMENT BUREAU CO

BOARD OF EDUCATION OFFICE OF THE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1976

Mr. Special Enception Potition Thum 245 Georgi Venemacle of Haltimore, Haryland, Inc. - Potitions

Mr. Fibers.

The enclosed comments are to be included with the SemigalPlaceAdvisory Committee comments sent you under the above you referenced subject.

Very truly yours,

FRANKLIN T. HOGANS, JR. Chairman, Soning Plans Advisory Committee

FTH:JD

Enclosure co: E. F. Raphel & Assoc. 201 Countland Assocs Towson, Md. 21284

July 15, 1976

N. S. Bric DiMenne Zoning Commissioner County Office Building Towner, Maryland 2120

> Re: Item #245 (1975-1976) Property Owner: Gospel Tabernacie of Maltimore, Md., Inc. N/MS Belair Rd., 285' S/W Maiter Ave. Existing Zoning: DR 16 Proposed Zoning: Special Exception for community bldg. Acres: 1,437 bistrit 1276

The following comments are furnished in regard to the jiar sum feed to this office for review by the Zoning Advisory Committee in comments with the subject item.

Comments were supplied Wastry of the Church of the Redemon (Fitcher 27, 1964 in connection with Commercial Building Application 3455-64 (St. Paul's Epin west Church).

Baltimore County highway and utility improvements are not directly concluded, the Patitioner is cautioned that no encreachment by construction of any ere ture, including footing is permitted within County assembles and rights—drawly. During course of grading or construction on this site protection must be affected by processed of the protection of

Additional fire hydrant protection appears required in the area.

Very truly yours, . To rock 2 ELLSWORTH N. DIVER, P.E. Thief, Bureau of Engineering

oc: R. Morton (BLD. #455-64) W. Munchel

Q-SW Key Sheet 41 NE 28 Pos. Sheet NE 10 & 11 G Topo 72 Tax Map



DONALD J. HOOP, M.C., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER

Outober 11, 1976

Mr. Bric BiRenna, Zoning Office of Flamming and 3 County Office Building Towers, Maryland 21204

Comments on Item $\#2k^{\prime\prime}$, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Ground Takerr cle of Baltimore, Maryland, Inc. 5./8 Belair M. 285' SW Walter Ave. 5.2 16 Special Exception for community building 5.437

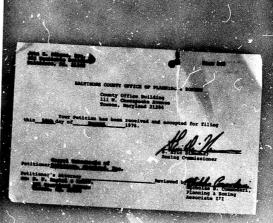
If a food service facility is proposed, complete plans and specifi-cations must be submitted to the Mivision of Pood Properties, Raltimore County Department of Health, for review and approval prior to construction.

Metropolitan water and sever are available.

Yory truly yours,

Thomas E. Pevlin, Director BURRAD OF SEVENOMENTAL SERVICES

MINE BIRG



Optober 11, 19/6

Community on Pinc (Mig., Maning Advisory Countition Specing. June 1, as follows:

Compel Thhomsels of Bultirows, Haryland, Inc. M/S Seletr Mt. 285° 34 Welter Sec. B.R. 16 to) Presettes for exampler callding

If a food verview famility is proposed, complete plans and specifi-ment be exhaulthed to the Mutaden of Free Protection, Baltimore County, is of Smalth, for swine and approval prior to construction.

Kon your

Thomas E. Bovlin, Mirector parties of myromental survices

ombor 17, 1976

John E. Sibros, Esquire 452 Equitable Sulding Saltimore, Maryland 21202

Putition for Special Enception NW/S of B-lair Read, 285' SW of Walter Avenue - 11th Elec ties District Gespel Tabernacie of Saktimore Maryland, Inc. - Petitioner NO, 77-61-X (Rem No. 245)

I have this date rassed my Order in the above referenced matter.

S. ERIC LI NENNA

SED/ees

ce: Mr. J. William Astor 9526 Belair Read

John W. Hos-lan, III, Esquire

PETITION	M	APPI	NG	PRO	ROGRESS SHEET					
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
Descriptions checked and outline plotted on map	date	b,	date	by	date	by	dote	67	dote	5
Petition number added to outline				o=				-		
Denied										
Granted by ZC, BA, CC, CA										-
Reviewed by: 57	/_	-			d Pla		or desc	ripti		
Previous case:				'ap •					-	No

CHRISTICATE OF POSTING #77-61-X BIT OF BALTIMORE COUNTY

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111.	byth 15 and 3 for Della College State of the
District	1 Cal
Posted for Helery . Med . L.	Lyde Com a Z. Ca. Com J. L.
Paintiner Soupel Telegree	well & Ball
11/2-11	Black Clare A. H. F. Hiller
Location of property: 14/15/20-4	eucon.
Location of Same I Light Sugar	Sight C. Subser 6 Chart Se 1426
Remarks	
7.1 / / 1/4	Date of voture 9/62/3

. F. RAPHEL & ASSOCIATES

May 18, 1976 9420 BELAIR RCAD SPECIAL EXCEPTION

Reginning for the same at a point on the northwest right of way line of Bulait Road, said point being 2851, more or less. measured southwesterly along said northwest right of way from the intersection formed by the northwest side of Felsis star and the southwest side of Welter Avenue, said point bear; also at the end of the 1st line of the lend which ty deed dated "eg 4, 1973 and recorded among the Lanc Records of baltimore Jounty in Liber LHW Jr. 5356, folio 472, wes c aveyed by Vesti. I its church Of The Resember to The Gospel Talernacie of sautiscre, Maryland, thence leaving Belair Road and binuing on the 2nd to the 7th lines, inclusive, of the aforesaid deed, the six following courses and distances: (1) N47*58:37"W 155.00": (2) N79*36'02"% 379.45': (3) 540*21*14"W 68.24"; (4) southwesterly by a curve to the right with a radius of 200' for a distance of 98.89"; (5) 3.1"16"52"E 208.69*; (6) \$79*36*02"E 365.00* to the northwest right of way of Relair Road running thence binding thereon and binding on the lat line of the aforesaid deed N42*01*23"E 265.00' to the place of

Containing 3.437 Acres of land more or less. Being all and the same land which by deed dated hay 4, 1973 and recorded among the Land Records of Baltimore County in ther EHX Jr. 5356, folio 472, was conveyed by Vestry Of The Church of The Redeemer to The Gospel Tabernacle of Baltimore, Maryland.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO 5. Eric DiMenna, Zonina Commissioner Date August 31, 1976 Morman E. Gerber, Acting Director of Planning

SUBJECT Petition /77-61-X.

Petition for Special Exception for a Community Building Morthwest side of Belair Road 285 feet, more or less, Southwest of Morthwest stop of Date Market Avenue Walter Avenue Petitioner - Gospel Tabernacie of Baltimore, Maryland, inc.

lith District

HEARING: Wednesday, September 15, 1976 (1:00 P.M.)

This office is not opposed to the request special exception in that the use of the existing structures as community buildings would be appropriate here.

NEG:JGH: ne

RE: PETITION FOR SPECIAL EXCEPTION

: BEFORE THE ZONING COMMISSIONER

GOSPEL TABERNACLE OF BALTIMORE, : Case No. 77-61-X

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524,1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.

I HEREBY CERTIFY that on this 30th day of August, 1976, a capy of the foregoing Order was mailed to John E. Sibrea, Esquire, 453 Equitable Building, Baltimore, Maryland 21202, Attorney for Petitioners.



17-61-X

PERRY HALL IMPROVEMENT ASSOCIATION, INC. PO BOX #63 PERRY HALL, MARYLAND 21128

September 10, 1976

Mr. Spic Di Nenna Loning Commissioner of Baltimore County 111 West Chesapeake Ave. Towson, Maryland 21 204

SFP 14 '76 AM 7 TORRIG CLIARIMENT

Re: Continued special acception Belair Road Gase

hear Me. Ditterns:
the Perty Hall 'mrroverent association is in support of
the Mr. Tebb Holding Corp. in their request for a continued
special acception for the property at 92.00 Belin Road. ac
feel that in allowing this acception the longs will be an
asset to our co-wuitty.

Gail Duszczak, President P. H. I.).

cc: Mr. John S. Sibrea Smite 453 Squitable Swilding Baltimore, "d. 21202



TOWSON, MD 21204 Aug. 25. 19 76

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception- Gospel Taber-was inserted in the following nacie of Raits nacle of Baito.

C Towson Times ☐ Dundalk Times
☐ Essex Times Community Times ☐ Suburban Times East

weekly newspapers published in Baltimore, County, Maryland. once a week for the successive weeks fore the 15th day of Sept. 15 76 that is to say the same was inserted in the issues of Aue. 25, 1976.

> STROMBERG PUBLICATIONS, INC. rate Sunt

Suburban Times West



CERTIFICATE OF PUBLICATION

TOWSON, MD. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a work's newspaper printed and published in Towsen Baltimore County, Md., once to such appearing on the 26th day of

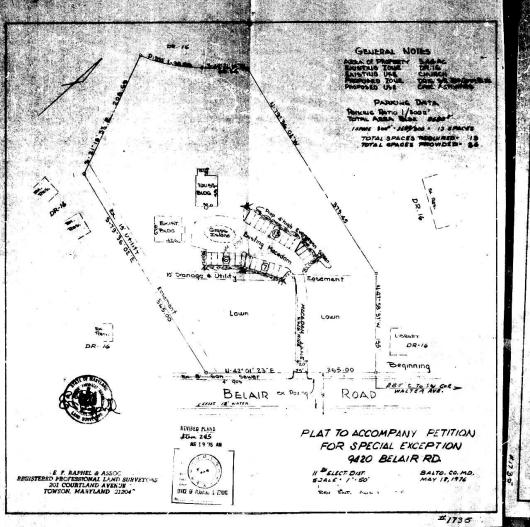


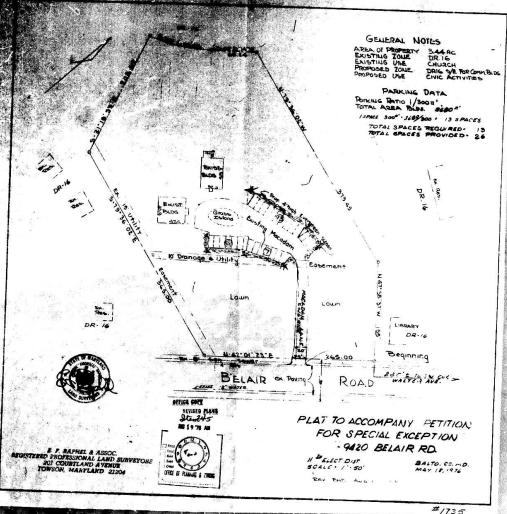


25 DASC 8 1 80



BALTIMORE COUNTY, MARYLAND NYTICE OF FINANCE - REVENUE DIVISION NSCELLANEOUS CASH RECE" Y	Ro.	40403
Supt. 21, 1976 02-662		
AMOUNT \$57.00		





May Shipper

#1735