



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



To: LW
6/21/18
wa

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

DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS

JUN 20 2018

RECEIVED

#18-239
\$150.00

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.

P.O. Box 717, 300 West Preston Street, Baltimore, Maryland 21201

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 302.1 of the Baltimore County Zoning Regulations having been met.

Special Exception for a Community Building should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of September, 1976, that the above described property be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a [blank] and/or the Special Exception for [blank] be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 302.1 of the Baltimore County Zoning Regulations having been met.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this [blank] day of [blank], 1976, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a [blank] and/or the Special Exception for [blank] be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this [blank] day of [blank], 1976, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a [blank] and/or the Special Exception for [blank] be and the same is hereby DENIED.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric DiMenna, Zoning Commissioner Date: August 11, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-61-8

Petition for Special Exception for a Community Building Northwest side of Belair Road 285 feet, more or less, Southwest of Walter Avenue Petitioner - Gospel Tabernacle of Baltimore, Maryland, Inc.

11th 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.

Norman E. Gerber
Acting Director of Planning

NEG:JGR/rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1976

John E. DiMenna, Esq.
483 Equitable Building
Baltimore, Md. 21202

Mr. Special Exception Petition
Item #245
Gospel Tabernacle of
Baltimore, Maryland, Inc. - Petitioner.

Dear Mr. DiMenna:

The enclosed comments are to be included with the August 11, 1976 Advisory Committee comments sent you under the above referenced subject.

Very truly yours,

Franklin T. Hoggins, Jr.
Chairman,
Zoning Plans Advisory Committee

FTW:JD

Enclosure
cc: E. V. Raphael & Assoc.
201 Courtland Avenue
Towson, Md. 21206



Mr. E. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

July 15, 1976

Re: Item #245 (1975-1976)
Property Owner: Gospel Tabernacle of Baltimore, Md., Inc.
8400 Belair Rd., 285' SW Walter Ave.
Existing Zoning: DP 16
Proposed Zoning: Special Exception for Community Bldg.
Acreage: 1.437 (containing 120)

Dear Mr. DiMenna:

The following comments are furnished in regard to the first submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Comments were supplied Verity of the Church of the Redeemer October 27, 1964 in connection with Commercial Building Application #455-64 (St. Paul's Episcopal Church). The Petitioner is cautioned that no encroachment by construction of an addition including footings is permitted within County easements and rights-of-way. During the course of grading or construction on this site protection must be afforded by the contractor to protect the existing 13-inch storm drain (not shown on submitted plan) within the 10-foot drainage and utility easement, and to prevent any leakage thereto. Any damage sustained would be the full responsibility of the petitioner.

Additional fire hydrant protection appears required in the area.

Very truly yours,

ELLENORH N. DIVER, P.E.
Chief, Bureau of Engineering

END:ENR:PMR:SS

cc: R. Morton (BLD. #455-64)
W. Murchell

C-2W Key Sheet
41 W 28 Pos. Sheet
NE 10 & 11 G Topo
72 The Map



STEPHEN E. COLLINS
DIRECTOR

July 13, 1976

Mr. Eric S. DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #245 - SAC - June 8, 1976
Property Owner: Gospel Tabernacle of Baltimore, Maryland, Inc.
Location: NW/4 Belair Rd. 285' SW Walter Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for community building
Acreage: 1.437
District: 11th

Dear Mr. DiMenna:

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

- 1) The driveway widened to 24 feet.
- 2) The driveway entrance should have larger radius.
- 3) More parking should be provided.

Very truly yours,

Michael E. Wigan
Traffic Engineer, near Associate

NSF:ec



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 11, 1976

Mr. Eric DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item #245, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

Property Owner: Gospel Tabernacle of Baltimore, Maryland, Inc.
Location: NW/4 Belair Rd. 285' SW Walter Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for community building
Acreage: 1.437
District: 11th

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Municipal water and sewer are available.

Very truly yours,

Thomas E. Pevlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TEB:JMB/318

Corr 11/11/76
W.D. 11/1/76

BALTIMORE COUNTY OFFICE OF PLANNING - ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 11th day of November, 1976.

Eric S. DiMenna
Zoning Commissioner

Positioner's statement
cc: E. V. Raphael & Assoc.
201 Courtland Avenue
Towson, Md. 21206

Reviewed by
Franklin T. Hoggins, Jr.
Chairman, Zoning Plans Advisory Committee

October 11, 1976

Mr. Eric S. DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item #245, Zoning Advisory Committee Meeting, June 1, 1976, are as follows:

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Location: NW/4 Belair Rd. 285' SW Walter Ave.
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for community building
Acreage: 1.437
District: 11th

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Municipal water and sewer are available.

Very truly yours,

Thomas E. Pevlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TEB:JMB/318

September 17, 1976

John E. Silberman, Esquire
453 Equitable Building
Baltimore, Maryland 21202

RE: Petition for Special Exception
NW/4 of Belair Road, 285' SW
of Walter Avenue - 11th Elec-
tion District
Gospel Tabernacle of Baltimore
Maryland, Inc. - Petitioner
NO. 77-61-X (Rev. No. 145)

Dear Mr. Silberman:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC LINENBA
Zoning Commissioner

SED/ew

Attachments

cc: Mr. J. William Anton
1925 Belair Road
Baltimore, Maryland 21206

John W. Heslin, III, Esquire
People's Counsel

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COUNTESS AVENUE
TOWSON, MARYLAND 21204

May 18, 1976

9420 BELAIR ROAD
SPECIAL EXCEPTION

Beginning for the same at a point on the northwest right of
way line of Belair Road, said point being 265' more or less,
measured southwesterly along said northwest right of way from the
intersection formed by the northwest side of Belair Road and the
southwest side of Walter Avenue, said point bears also at the end
of the 1st line of the land which by deed dated May 4, 1973 and
recorded among the Land Records of Baltimore County in Liber
EHR Jr. 5356, folio 472, was conveyed by Vestry of The Church
of The Redeemer to The Gospel Tabernacle of Baltimore, Maryland,
thence leaving Belair Road and bearing on the line to the 7th
lines, inclusive, of the aforesaid deed, the six following courses
and distances: (1) N47°58'37"W 155.00'; (2) N79°36'00"W 379.45';
(3) S40°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) S17°18'50"E
208.69'; (6) S79°36'02"W 365.00' to the northwest right of way of
Belair Road running thence binding thereon and binding on the 1st
line of the aforesaid deed N47°51'23"E 265.00' to the place of
beginning.

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



E. F. RAPHEL
Reg. Prof. Land Surveyor
No. 2246

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
NW/4 of Belair Rd. 285' SW of
Walter Avenue - 11th District : 07 BALTIMORE COUNTY
GOSPEL TABERNALE OF BALTIMORE, : Case No. 77-61-X
MD., INC., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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.
Deputy People's Counsel

John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21206
494-2188

I HEREBY CERTIFY that on this 30th day of August, 1976, a copy of the
forgoing Order was mailed to John E. Silberman, Esquire, 453 Equitable Building,
Baltimore, Maryland 21202, Attorney for Petitioner.

John W. Heslin, III



OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD 21204
Aug. 25, 1976
THIS IS TO CERTIFY that the annexed advertisement of
Petition for Special Exception: Gospel Taber-
nacle of Balto.

☐ Cantonville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

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

STROMBERG PUBLICATIONS, INC.

BY: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204
THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
week for one successive week before the 15th
day of September, 1976, the first publication
appearing on the 18th day of August, 1976.
1876

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$.....

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wait date	Map by	Original date	Duplicate by	Tracing date	by	200 Sheet date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: [Signature]									
Previous cases:									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 9-22-76
Posted for: Hearing held Sept. 15, 1976 at 7:00 PM in Public
Position: People's Counsel
Location of property: NW/4 of Belair Rd. 285' SW of Walter Ave. 11th District
Location of Sign: Sign placed at NW/4 of Belair Rd. 285' SW of Walter Ave. 11th District
Remarks: [Signature]
Posted by: [Signature] Date of return: 9-23-76

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Linenba, Zoning Commissioner Date: August 31, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-61-X
Petition for Special Exception for a Community Building
Northwest side of Belair Road 285 feet, more or less, Southwest of
Walter Avenue
Petitioner - Gospel Tabernacle of Baltimore, Maryland, Inc.

11th 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.

[Signature]
Norman E. Gerber
Acting Director of Planning

NEGJDB:rw

PERRY HALL IMPROVEMENT ASSOCIATION, INC.
P.O. BOX 243
PERRY HALL, MARYLAND 21768

September 10, 1976

Mr. Eric D. Henna
Zoning Commissioner of
Baltimore County
111 West Chesapeake Ave.
Towson, Maryland 21204

Re: Continued special exception
Belair Road
Case

Dear Mr. Henna:
The Perry Hall Improvement Association is in support of
the Mr. Webb Holding Corp. in their request for a continued
special exception for the property at 9420 Belair Road. We
feel that in allowing this exception the large will be an
asset to our community.

Sincerely,
[Signature]
Gail Husztrak
President P. H. I. A.

cc: Mr. John E. Silberman
Suite 453
Equitable Building
Baltimore, Md. 21202



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Aug. 23, 1976 ACCOUNT: 03-662
AMOUNT: \$20.00
RECEIVED FROM: [Signature]
FOR: [Signature]
VALUATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Sept. 21, 1976 ACCOUNT: 03-662
AMOUNT: \$27.00
RECEIVED FROM: [Signature]
FOR: [Signature]

