



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 17, 1995

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286-5318

RE: Proposed Garage
Jacksonville Church of God
14525 Old York Road
10th Election District

Dear Mr. Doak:

Your letter to Arnold Jablon, Director of Permits Development and Management, has been referred to me for reply. Please excuse the delay of my response.

The proposed residential garage use as shown on the submitted plat, would be permitted as being within the spirit and intent granted in zoning case no. 93-452-X. However, the detached garage would have to be located in the rear yard or a variance of Section 400 of the Baltimore County Zoning Regulations (BCZR) would be required. To be located in the side yard, the garage would have to be functionally connected to the dwelling and a detail of same shown on the plan. However, if attached, it must meet the principal building setback of 35 feet or a variance of Section 1A01.3B.3 of the BCZR would be required.

I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions, please do not hesitate to contact me at 887-3391 (FAX - 887-5708).

Sincerely,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", written in a cursive style.

John J. Sullivan, Jr.
Planner II
Zoning Review

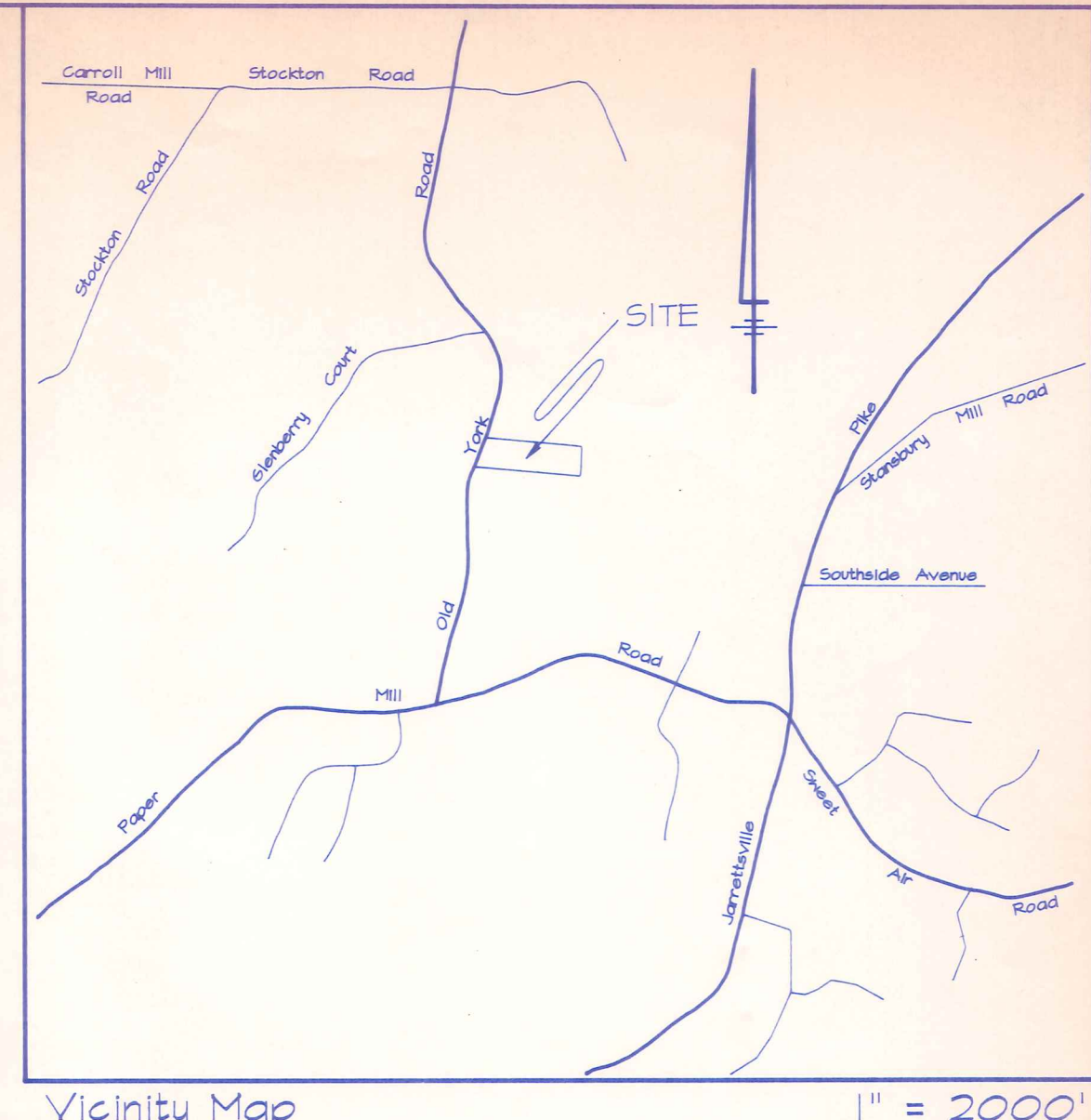
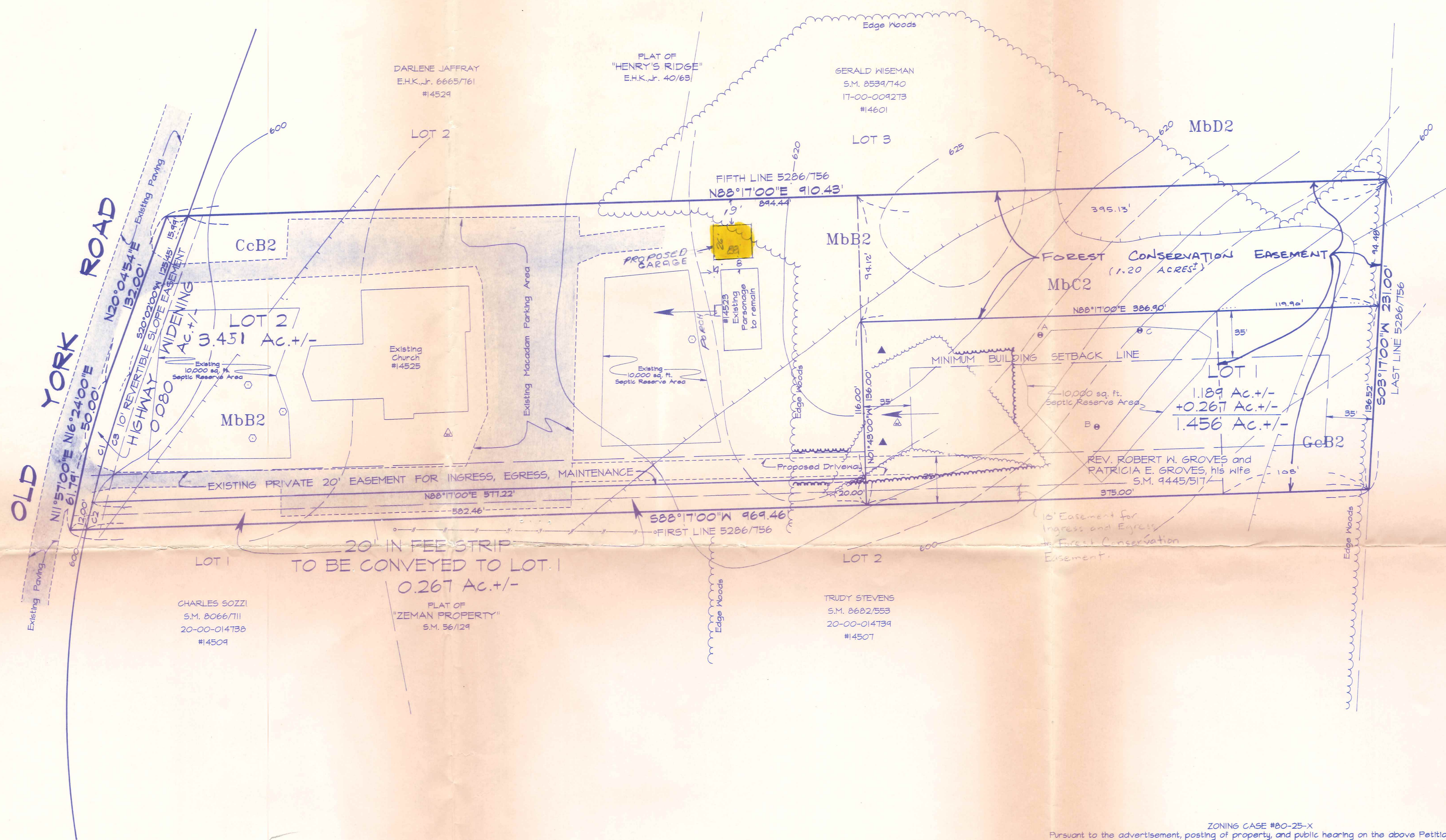
JJS/jnw

Enclosure



Printed with Soybean Ink
on Recycled Paper

1993-0472-X S&T plan



GENERAL NOTES

- BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS, & ETZEL.
- TOPOGRAPHY SHOWN TAKEN FROM BALTIMORE COUNTY PHOTOGRAMMETRIC MAP NO. NE 21-C.
- ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WELL AND SEPTIC.
- SOIL TYPES SHOWN TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 18.
- CENSUS TRACT 4101 COUNCILMANIC DISTRICT 3
- WATERSHED 8 SUBSEWER 8
- REGIONAL PLANNING DISTRICT 305 SCHOOL DISTRICT 106
- HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED IN DEDICATION TO BALTIMORE COUNTY, MARYLAND.
- BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE T.V.
- THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERSHIP SHOWN SINCE JULY 26, 1972. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- DESIGNATES THE 350' SIGHT LINE. THE AREA BETWEEN THE SIGHT LINE AND THE EDGE OF THE ROAD MUST BE CLEARED, GRADED, AND KEPT FREE OF ALL OBSTRUCTIONS.
- THERE ARE NO UNDERGROUND FUEL STORAGE TANKS APPARENT ON THE SITE.
- ALL EXISTING SEPTIC SYSTEMS, WELLS, AND PERCOLATION TESTS WERE FIELD LOCATED.
- SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREAS.
- ACCESS TO THE EXISTING DWELLINGS IS TO BE MAINTAINED AT ALL TIMES.
- PANHANDLE LOTS SUBJECT TO DECLARATION AND MAINTENANCE AGREEMENTS TO BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY AT THE TIME OF PLAT RECORDATION. FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE WILL BE PROVIDED TO THE JUNCTION OF THE PANHANDLE LOT DRIVEWAY. (REFUSE TO BE COLLECTED BY BALTIMORE COUNTY). THE PROPOSED PAVING SECTIONS SHALL BE 8" OR 6" CR-6 STONE WITH A 3" BITUMINOUS CONCRETE SURFACE ON ALL PANHANDLE ROADS. WIDTHS ARE HEREON.
- ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
- ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
- THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
- THIS PROPOSED DEVELOPMENT IS IN CLOSE PROXIMITY TO ACTIVE AGRICULTURAL OPERATIONS. IT IS THE DEVELOPER'S RESPONSIBILITY TO ADVISE FUTURE HOMEOWNERS THAT AGRICULTURE HAS A PREFERRED USE STATUS AND THAT ODORS, NOISE, DUST, FARM EQUIPMENT, LIVESTOCK, AND THE USE OF AGRICULTURAL CHEMICALS (PESTICIDES, FERTILIZERS, HERBICIDES, AND OTHER CONTROL AGENTS) ARE IN ACTIVE USE.
- NO FURTHER SUBDIVISION OF THE PARCEL SHOWN HEREON WILL BE ALLOWED UNLESS APPROVED BY THE BALTIMORE COUNTY PLANNING AND ZONING COMMISSION.
- A HEARING FOR A SPECIAL EXCEPTION FOR A CHURCH USE IN AN RC-2 ZONE IS BEING SUBMITTED TO THE OFFICE OF ZONING.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
- Any Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

DENSITY CALCULATIONS

GROSS AREA	4.99 Acres +/-
NET AREA	4.907 Acres +/-
LOTS PROPOSED	2

MINOR SUBDIVISION OF
**JACKSONVILLE
CHURCH OF GOD**
14525 OLD YORK ROAD
Deed Ref: E.H.K., Jr. 5286 folio 756
Tax Account No.: 10-10-000260
Zoned R.C.-2
Tax Map 35; Grid 17; Parcel 180
10th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50' March 8, 1993

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 825-4470

Baltimore County Grid Meridian

CARROLL E. COOK
E.H.K., Jr. 5564/218
10-03-047100

ZONING CASE #90-25-X
Pursuant to the advertisement, posting of property, and public hearing on the above Petition and appearing that by reason of the requirements of Section 5021 of the Baltimore County Zoning Regulations having been met, the Special Exception for a Day Care Center should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1993, that the herein Petition for Special Exception for a day care center should be and the same is Granted, from and after the date of this Order, subject, however, to the following restrictions:

- Limited to children between the ages of three and five years old and 20 in number.
- Hours of operation shall be from 7:00 A.M. to 5:30 P.M., Monday through Friday.
- Approval of a site plan by the Department of Public Works, the Department of Health, the Fire Department, and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.

ZONING CASE #93-452-X

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of July, 1993 that the Petition for Special Exception to approve a church use on the subject property zoned R.C.2, pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that processing at this time is at its own risk until such time as the 30 day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

OWNER/DEVELOPER

REV. ROBERT W. GROVES
JACKSONVILLE CHURCH OF GOD
14525 OLD YORK ROAD
JACKSONVILLE, MARYLAND 21131
410-527-0253

SYMBOLS LEGEND

- EXISTING DWELLING
- PROPOSED DWELLING
- EXISTING PAVING
- EXISTING SEPTIC
- PROPOSED PERC TEST
- PASSED PERC TEST
- LIMIT OF CLEARING
- SLOPES < 25%
- SOIL LINE
- EXISTING WELL
- DRY HOLE
- FAILED PERC TEST
- EXISTING WOODS LINE
- CONTOURS

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKING
CcB2	Slight	Slight	Moderate: Slope
GcB2	Slight	Slight	Moderate: Slope
MbB2	Slight	Slight	Moderate: Slope
MbC2	Moderate: Slope	Moderate: Slope	Severe: Slope
MbD2	Severe: Slope	Severe: Slope	Severe: Slope

93-047-M.P.

9-22-93

9/22/93

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318
410-823-4470
FAX 410-823-4473

5748-95
10/24/95
TO WCF
no check
TO: JJS
STF
10/24/95 u.c.
✓ called for # 10/25/95

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

October 19, 1995

Mr. Arnold Jablon
Director of Permits & Management Development
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Arnold:

The Jacksonville Church of God, located at No. 14525 Old York Road wishes to erect a garage adjacent to the parsonage, as shown on the accompanying plat.

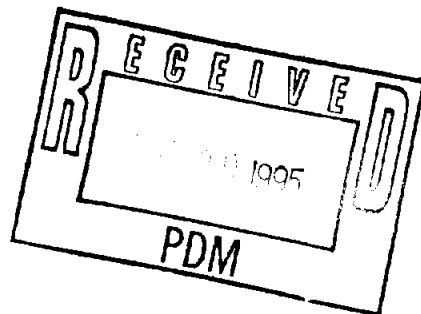
The frame garage will be 26 feet by 28 feet and will not exceed 15 feet in height. The location of the garage as shown is the most logical site. Architecturally it blends with the parsonage and has the least impact on the wooded area. We talked to the Zoning Office and it was suggested that we submit a Letter of Intent to clarify a filing for a permit to construct.

The Day Care Center granted in Zoning Case #80-25-x is no longer in operation. The Special exception granted in Zoning Case No. 93-452-x to approve a church use in a R.C.2 zone was in conjunction with a minor subdivision plat. We believe we are within the spirit and intent of the church use to construct the proposed garage as shown.

We ask your confirmation of the zoning case No. 93-452-x and as to the building setbacks of the proposed garage.

Your truly,


Bruce E. Doak
Principal



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

DATE DATE MAR 25, 1975 ACCOUNT R-001-6150

AMOUNT \$ 40.00

RECEIVED FROM: Harold, Cross, & Etzel Ltd.

FOR: Zoning Verification
Church of God, Old York Rd
03A91#0293MICHR
BA 0009:25AM10-27-95 40.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

IN RE: PETITION FOR SPECIAL EXCEPTION
E/S Old York Road, 900 ft. N
of c/l Jackson Ridge Court
14525 Old York Road
10th Election District
3rd Councilmanic District
Jacksonville Church of God
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE No. 93-452-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Exception for that property known as 14525 Old York Road near the Jacksonville community of Baltimore County.

The Petitioner seeks approval for a church use on the subject property which is zoned R.C.2. The relief is requested pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.). The special exception use is more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Exception.

Appearing at the public hearing held for this case was Reverend Robert W. Groves, Pastor of the Jacksonville Church of God. Also appearing at the public hearing was John Etzel, a Registered Land Surveyor, who prepared the plat. There were no Protestants or other interested persons present.

Testimony and evidence presented at the hearing was that the subject site was originally a 5 acre tract which fronts Old York Road. The parcel is a narrow, yet deep, property. Recently, the property owner, identified in the Petition as the Trustees of the Jacksonville Church of God, decided to subdivide the property. Two lots were created as a result of this subdivision. Lot No. 1 is shown on the site plan as being approximately 1.456 acres and is located to the rear. Access to the lot is by way of a panhandle drive. Apparently, Reverend Groves is retiring from his active duties with the Church and the property will be divided to enable him to develop

the rear lot with a dwelling. The remaining lot is identified on the plan as Lot No. 2 and has an area of 3.525 acres. This lot is presently improved with an existing Church building, related parking area and Parsonage.

It is to be noted that the Church building already exists and the property has been used in the current fashion for approximately 18 years. Photographs submitted at the hearing show a well maintained Church building and grounds. Reverend Groves indicated that the Church has a congregation of approximately 100 people. In that the Church has existed at this site for many years, the lack of Protestants appearing at the hearing is of note. Clearly, if the use were detrimental to the health, safety and welfare of the location, residents of the community would come forward to oppose the Petition. As is noted on the site plan, the subject property is surrounded by residential uses and several existing residential communities.

It is clear that the Section 1A01.2.C.6 permits a Church on the subject property by special exception. Therefore, the Petitioner must adduce testimony that the proposed use satisfies the standards set forth in Section 502.1 of the regulations. That section provides that a special exception use may be granted only upon the showing that the proposed use is not detrimental to the health, safety and general welfare of the community. Based on the uncontradicted testimony and evidence presented, the Petitioner has satisfied its burden and the Petition should be granted. It is also to be noted that a special exception was previously approved on this property under case No. 80-25-X. Within that matter, approval was granted for a limited day care center at the subject site. Clearly, these uses are compatible with the property, as improved, and existing locale.

Notwithstanding my approval of the Petition, attention should be given to the Zoning Plans Advisory Committee (ZAC) comments. A comment received

from the Department of Public Works suggested additional landscaping on the site and improvement to the access drive to promote better traffic flow.

As to the landscape issue, photos of the subject site show that the property is heavily wooded and is located within a rural area. Further, the property appears to be very well kept and a number of trees and plantings are already in place. Testimony at the hearing was also offered that the Petitioner has been in contact with the County's Landscape Architect, Avery Harden. The plat, as submitted, shows substantial landscaping and I do not believe that additional plantings are necessary. The fact that the building has been at this location for 18 years and there is no proposed new construction is significant.

As to the traffic flow issue, I questioned Reverend Groves carefully about existing conditions. He noted that there are two access/egress points to the subject Church from Old York Road. The entrance to the south is used as the access point. Traffic then goes to the rear of the Church building to a parking lot which extends to the north side of the site. Traffic then exits the site from an entrance on the north side of the lot onto Old York Road. Reverend Groves testified that this present arrangement works perfectly. The congregation is accustomed to this traffic pattern. Further, egress from the site from the south entrance would be difficult because of site distance constraints. Further, the traffic flow pattern which has been established is marked by both arrows on the macadam surface and signs. In that the existing traffic pattern works, I am not inclined to tamper with it and require changes. Thus, I will not require adherence to the ZAC comment offered by the Department of Public Works.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of July, 1993 that the Petition for Special Exception to approve a church use on the subject property zoned R.C.2, pursuant to Section 1A01.2.C.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mnw

ORDER RECEIVED FOR FILING
Date 7/27/93
By JH. Groves

ORDER RECEIVED FOR FILING
Date 7/27/93
By JH. Groves

-2-

-3-

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 26, 1993

Reverend Robert W. Groves
c/o Jacksonville Church of God
14523 Old York Road
Phoenix, Maryland 21131

RE: Petition for Special Exception
Case No. 93-452-X
Property: 14525 Old York Road
Jacksonville Church of God

Dear Reverend Groves:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mnw
att.

cc: John Etzel
Gerhold, Cross and Etzel
320 E. Townsontown Blvd.
Towson, Maryland 21286



Petition for Special Exception 93-452-X to the Zoning Commissioner of Baltimore County

for the property located at 14525 OLD YORK ROAD
which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Church use in RC-2 Zone Section 1A01.2.C.6

NOTE: See attached Exhibit A

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

Jacksonville Church of God

(Type or Print Name)

Signature

Address

City State Zipcode

14525 Old York Road

Address

City State Zipcode

Jacksonville MD 21131

City State Zipcode

Rev. Robert W. Groves

Name

14523 Old York Road

Address

City State Zipcode

527-0253

Phone No.

City State Zipcode

Rev. Robert W. Groves

Name

14523 Old York Road

Address

City State Zipcode

527-0253

Phone No.

City State Zipcode

Rev. Robert W. Groves

Name

14523 Old York Road

Address

City State Zipcode

527-0253

Phone No.

City State Zipcode

The existing church and parsonage existed prior to November 26, 1979 during which time they were permitted as of right. Since that date, these uses are permitted by special exception only. The church has given to the Pastor a lot of ground in the rear of the church property that requires a Minor Subdivision procedure. Since the area of the original church lot will be decreased, a special exception for the church use is required.

The existing use is certainly appropriate here, the continued church use would not:

- be detrimental to the health, safety, or general welfare of the area;
- create congestion in roads, streets, or alleys;
- create a potential hazard from fire, panic, or other dangers;
- overcrowd land and cause undue concentration of population;
- interfere with adequate provisions for schools, parks, water, sewerage, transportation, or other public requirements, conveniences, or improvements;
- interfere with adequate light and air;
- be inconsistent with the spirit and intent of the B.C.Z.R.;
- be inconsistent with the impermeable surface and vegetative retention provisions of the B.C.Z.R.

93-452-X

EXHIBIT A

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors

SUITE 100
320 EAST TOWNSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-483-4470
FAX 410-823-4475

CHARTERED
PAUL F. DOLLEBERG
FRED R. DOLLEBERG
CARL L. GERHOLD
PHILIP A. CROSS
W. B. DOLLEBERG
JOHN F. ETZEL
WILLIAM E. UNGER

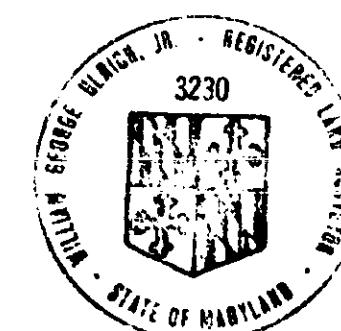
93-452-X

May 13, 1993

Zoning Description
Jacksonville Church of God
14525 Old York Road

Beginning for the same on the east side of Old York Road, as widened, at a distance of 900 feet Northerly from the centerline of Jackson Ridge Court, running thence and binding on the east side of Old York Road, as widened, by a line curving to the right having a radius of 886.17 feet and for a line curving to the right feet and North 20 degrees 02 minutes East 125.45 feet, thence leaving the Old York Road and binding on and running through the land of the herein Petitioner the five following courses and distances viz: North 88 degrees 17 minutes East 894.44 feet, South 03 degrees 17 minutes West 94.48 feet and South 88 degrees 17 minutes West 386.90 feet, South 01 degree 43 minutes East 136 feet and South 88 degrees 17 minutes West 582.46 feet to the place of beginning.

Containing 3.792 Acres, more or less.



#459

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 104 Date of Posting: 6/30/93
Posted for: Special Exception
Petitioner: Jacksonville Church of God
Location of property: 14525 Old York Rd., 100' N. Jackson Ridge Ct.
Location of Sign: 100' N. Jackson Ridge Ct. Property of Petitioner
Remarks: See map
Posted by: Lawrence E. Schmidt Date of return: 7/2/93
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 1, 1993
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 1, 1993

THE JEFFERSONIAN,

Lawrence E. Schmidt

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204 as follows:
Case Number: 93-452-X
Item No. 459
14525 Old York Road
S/S Old York Road, 900' N of c/l Jackson Ridge Court
10th Election District - 3rd Councilmanic
Petitioner(s): Jacksonville Church of God
Hearings: WEDNESDAY, JULY 21, 1993 at 9:00 a.m. in Rm. 106, County Office Building.
Special Exception for a church use.
LAWRENCE E. SCHMIDT
Zoning Commissioner for BALTIMORE COUNTY
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.
7045 July 1

Baltimore County Government
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 6/17/93 93-452-X Item Number: 459
Taken In By: MSK
Jacksonville Church of God -
14525 Old York Rd.
050 - Special Exception - \$ 300.00
080 - 1 sign - \$ 35.00
Total: \$ 335.00

Please Make Checks Payable To: Baltimore County
CASHIER VALIDATION
\$335.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JUNE 25, 1993

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-452-X (Item 459)
14525 Old York Road
S/S Old York Road, 900' N of c/l Jackson Ridge Court
10th Election District - 3rd Councilmanic
Petitioner(s): Jacksonville Church of God
HEARING: WEDNESDAY, JULY 21, 1993 at 9:00 a.m. in Rm. 106, County Office Building.
Special Exception for a church use.

Carl Jablon

Arnold Jablon
Director

cc: Dale H. Peak/Jacksonville Church of God/14525 Old York Road/Jacksonville MD 21131
Rev. Robert W. Groves/14523 Old York Road/Towson, MD 21131

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 106, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

TO: POTTERY PUBLISHING COMPANY
JULY 1, 1993 Issue - Jeffersonian

Please forward billing to:

Rev. Robert W. Groves
14523 Old York Road
Towson, Maryland 21131
(410) 527-0253

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-452-X (Item 459)
14525 Old York Road
S/S Old York Road, 900' N of c/l Jackson Ridge Court
10th Election District - 3rd Councilmanic
Petitioner(s): Jacksonville Church of God
HEARINGS: WEDNESDAY, JULY 21, 1993 at 9:00 a.m. in Rm. 106, County Office Building.
Special Exception for a church use.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 15, 1993

Mr. Dale H. Peak
Jacksonville Church of God
13425 Old York Road
Jacksonville MD 21131

RE: Case No. 93-452-X, Item No. 459
Petitioner: Jacksonville Church of God
Petition for Special Exception

Dear Mr. Peak:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on June 17, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 2, 1993
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Senior Engineer
Development Plan Review

RE: Zoning Advisory Committee Meeting
for July 6, 1993
Item No. 459

The Development Plan Review Division has reviewed the subject zoning item. We recommend that the parking areas be made to conform to the Landscape Manual buffer requirements.

It is recommended that the access drive be widened to carry two-way traffic; however, if the one-way configuration is to stay, the direction of travel should be reversed and the parking spaces be changed to angled spaces. One-way/do not enter signs should be installed.

RWB:s



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-24-95

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 459 (MJK)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5042 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 28, 1993

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 420, 435, 441, 443, 444, 445, 446, 447, 448, 457, 458, 459 and 461.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Carol L. Kerns

PK/JL:lw

435.ZAC/ZAC1

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Zoning Advisory Committee
FROM: Captain Jerry Pfeifer
SUBJECT: July 06, 1993 Meeting

DATE: June 28, 1993

#450 No Comments
#451 No Comments
#452 No Comments
#453 No Comments
#454 No Comments
#455 No Comments
#456 No Comments
#457 No Comments
#458 No Comments
#459 Building shall be in compliance with 1991 Life Safety Code
#460 No Comments
#461 No Comments

RECEIVED
JUL 28 1993
ZADM

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S Old York Rd., 900' N of
C/L Jackson Ridge Cr. (14525
Old York Rd.), 10th Election
Dist., 3rd Councilmanic Dist. : Case No. 93-452-X
JACKSONVILLE CHURCH OF GOD,
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carol S. Denton
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 13th day of July, 1993,
a copy of the foregoing Entry of Appearance was mailed to Dale H. Peak,
Trustee, Jacksonville Church of God, 14525 Old York Rd., Jacksonville,
MD 21131, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

RECEIVED
JUL 13 1993
ZADM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

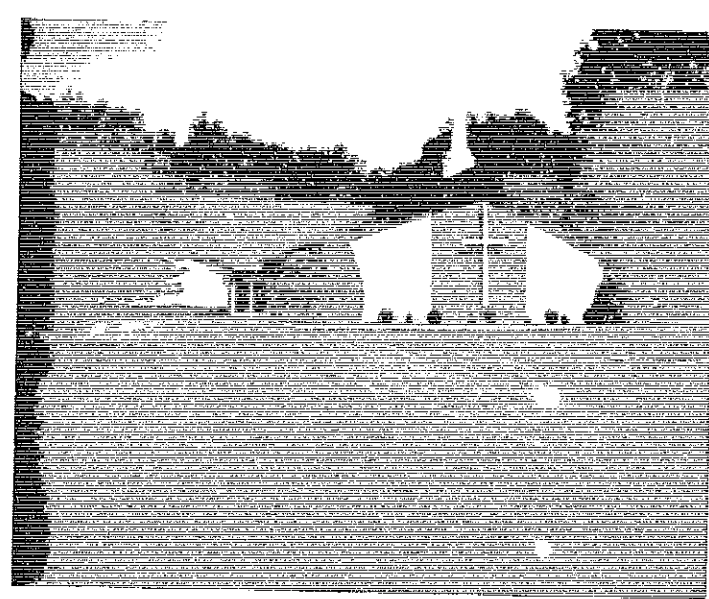
NAME

ADDRESS

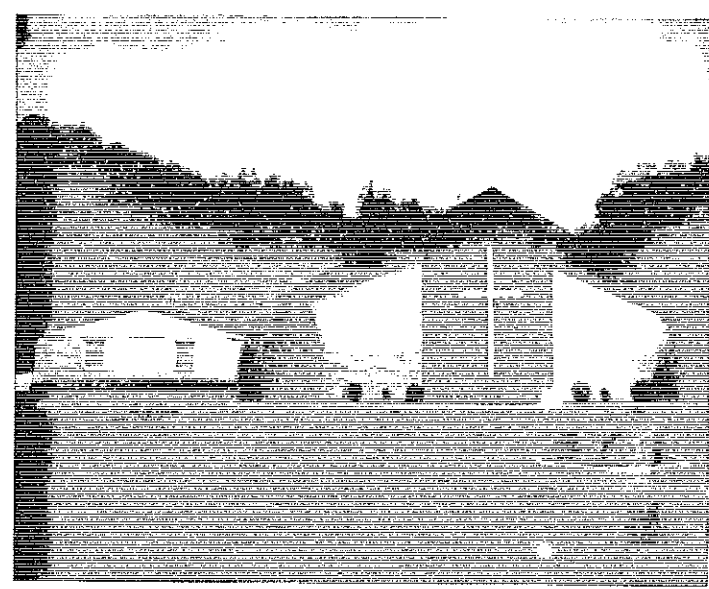
14525 Old York Rd., Jacksonville, MD 21131
14525 Old York Rd., Jacksonville, MD 21131

Case No 80-25x

Case # 80-25-X



2-1-1



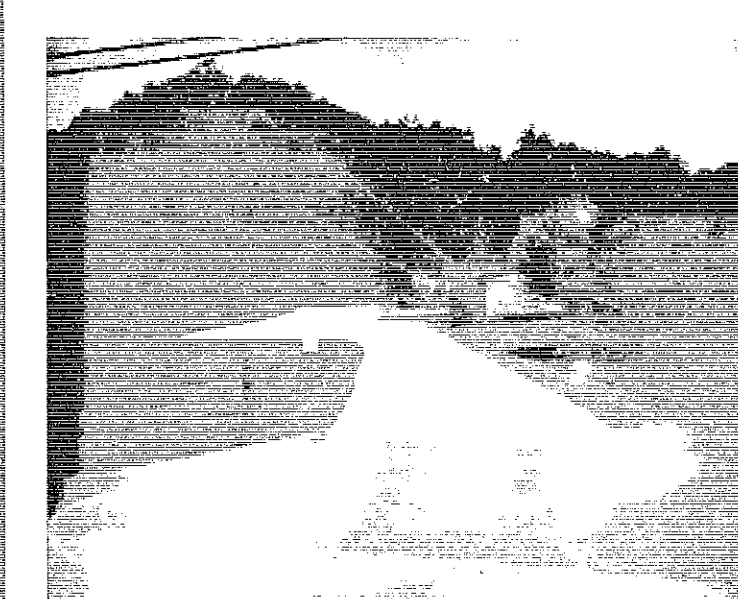
14525



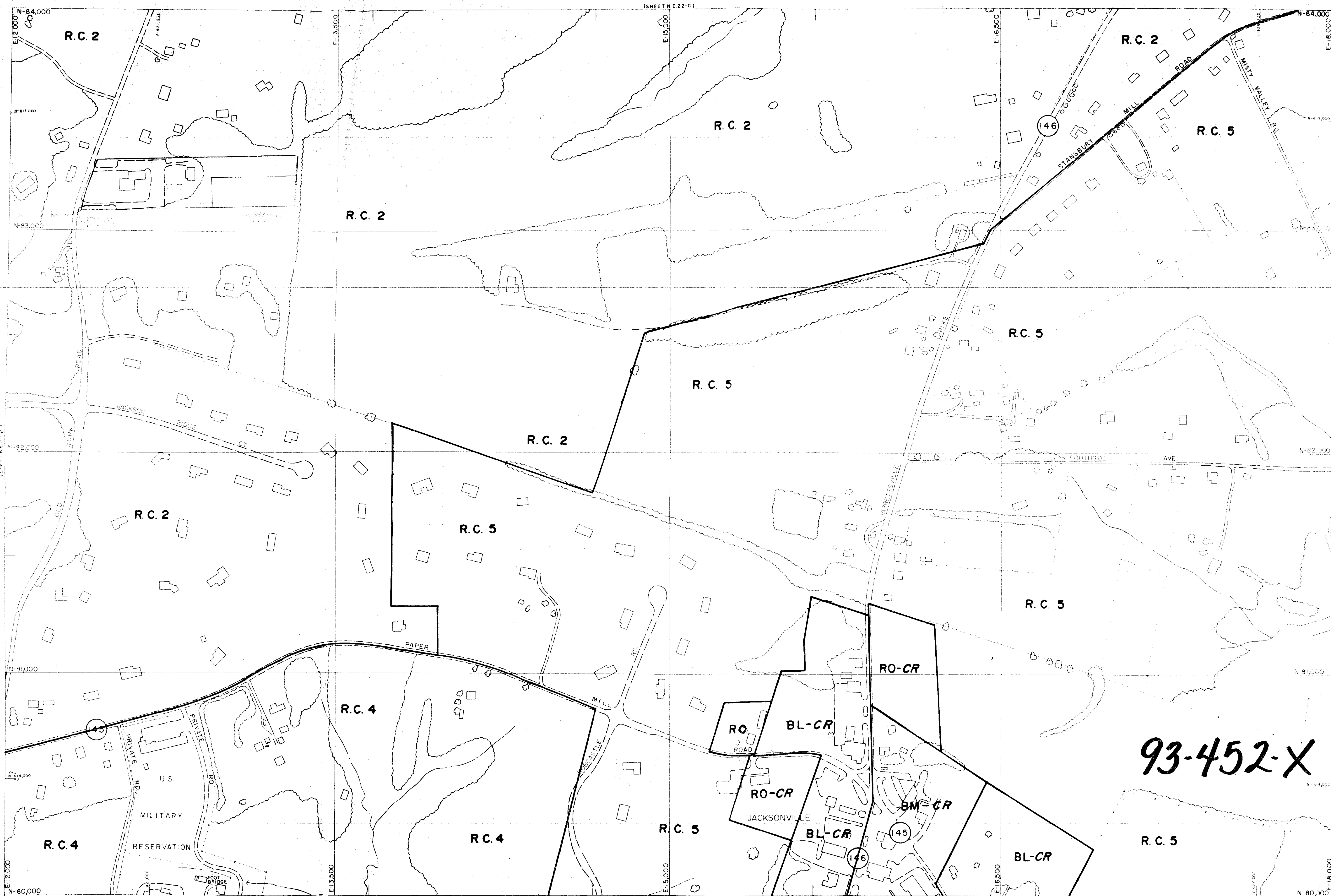
14525



14525



14525



EE-SW EE-SE
U-NW U-NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

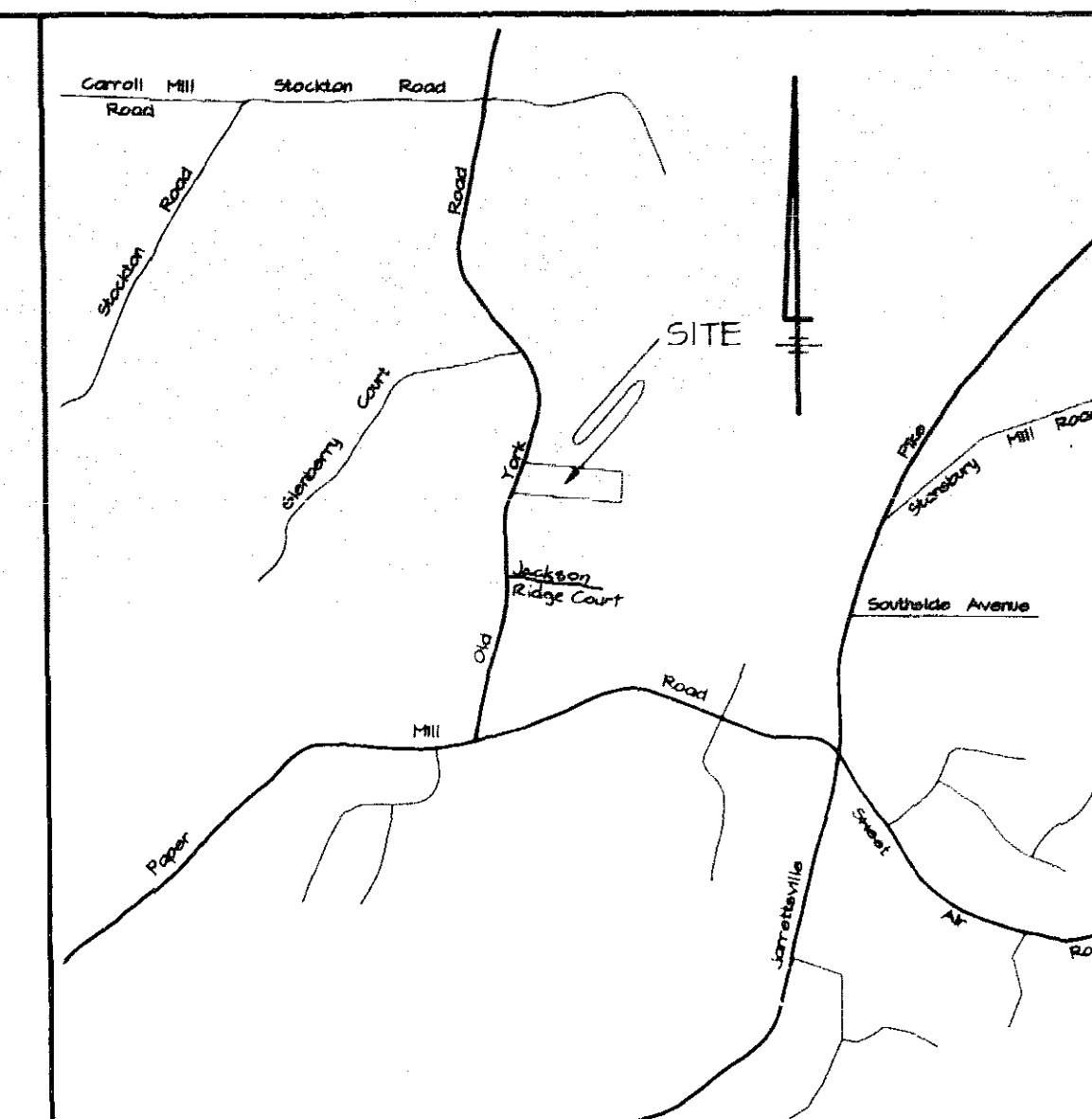
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	JACKSONVILLE	NE
DATE OF PHOTOGRAPHY JANUARY 1986		21-C

#459



Vicinity Map 1" = 200'

CARROLL E. COOK
E.H.K., Jr. 5569/218
10.07.047700

93-452-X

DENSITY CALCULATIONS

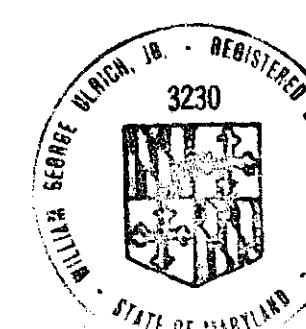
GROSS AREA	5.1 Acres +/-
NET AREA	4.907 Ac. +/-
LOTS PROPOSED	2

ZONING CASE #80-25-X

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, the Special Exception for a Day Care Center should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1979 that the herein Petition for Special Exception for a day care center should be and the same is granted, from and after the date of this order, subject, however, to the following restriction:

1. Limited to children between the ages of three and five years old and 20 in number.
2. Hours of operation shall be from 7:00 A.M. to 5:30 P.M., Monday through Friday.
3. Approval of a site plan by the Department of Public Works, the Department of Health, the Fire Department and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.



PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

JACKSONVILLE
CHURCH OF GOD

14525 OLD YORK ROAD
Deed Ref: E.H.K., Jr. 5286 folio 756
Tax Account No.: 10-10-000260
Zoned R.C.-2

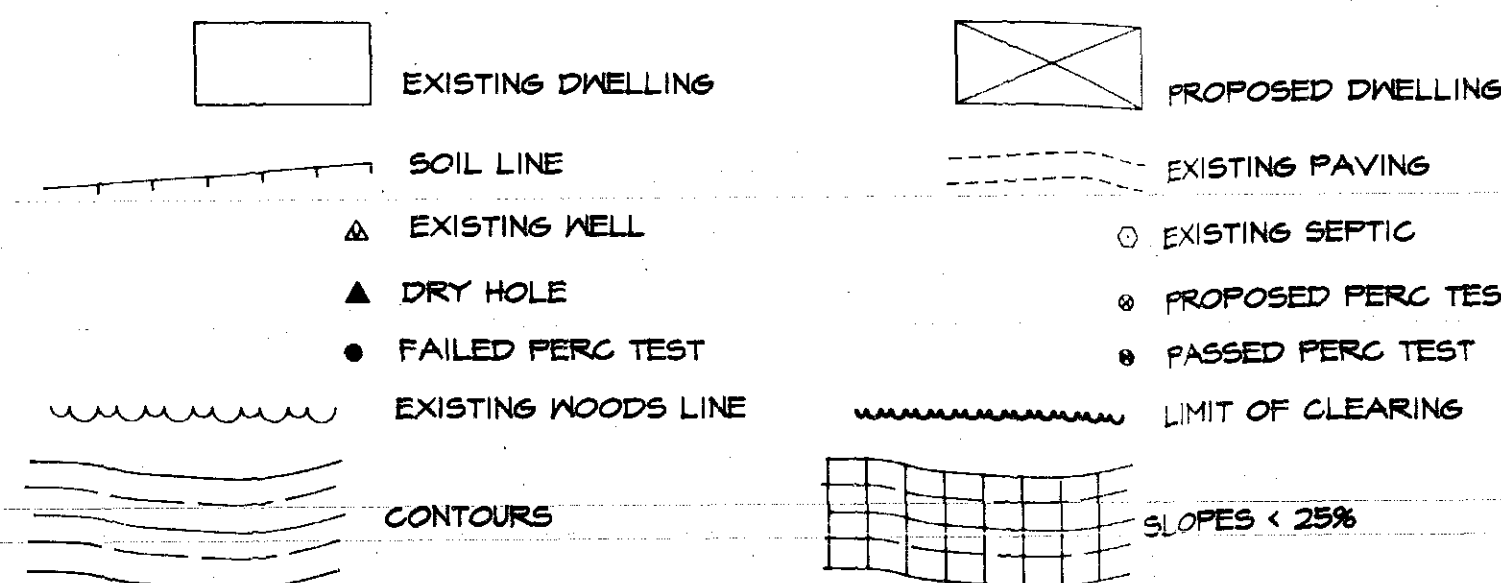
Tax Map 35; Grid 17; Parcel 180
10th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

	Radius	Length	Delta	Tangent	Chd.Bear.	Chord
CI	886.17'	119.46'	07°49'26"	54.62'	S16°10'17"W	119.97'
CS	886.17'	119.46'	82°50'34"	54.62'	N16°10'17"E	119.97'

PARKING DATA

PARKING SPACES : 8.5' x 18' (MINIMUM)
PAVING : MACADAM (EXISTING)
NUMBER OF SEATS : 188
PARKING SPACES REQUIRED : $188 \div 4 = 47$
PARKING SPACES SHOWN : 51

SYMBOLS | LEGEND



SPECIAL EXCEPTION REQUESTED

SECTION 1A01.2.C.6 OF THE BALTIMORE COUNTY
ZONING REGULATIONS: CHURCH USE IN BC-2 ZONE

OWNER\DEVELOPER

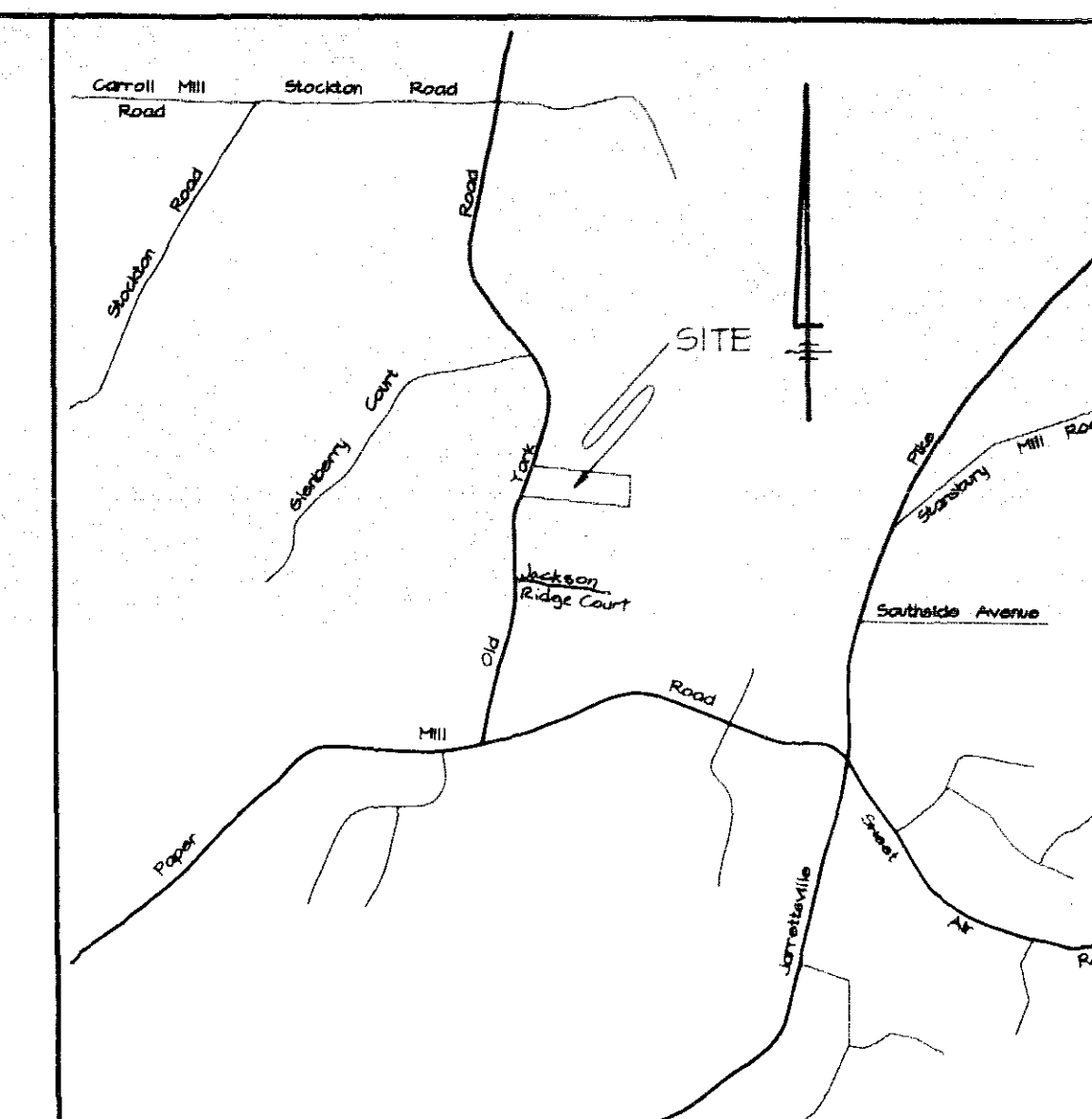
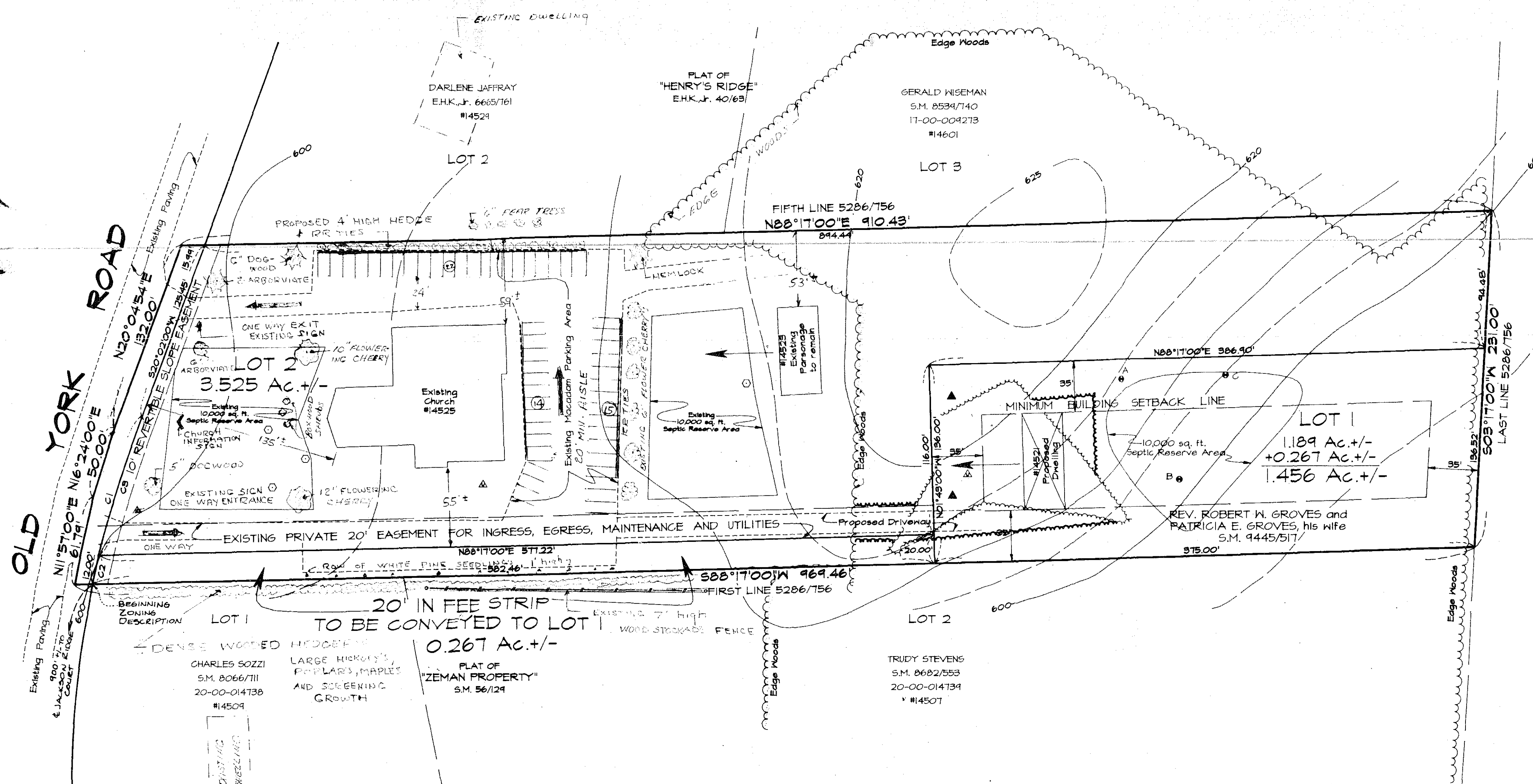
REV. ROBERT W. GROVES
JACKSONVILLE CHURCH OF GOD
14523 OLD YORK ROAD
JACKSONVILLE, MARYLAND 2113
410-527-0253

Scale: 1" = 50' May 18, 1993

#459

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 286-4470

DATE	REVISION
------	----------



Vicinity Map 1" = 2000'

CARROLL E. COOK
E.H.K. 5569/219
10-03-04/100

ZONING CASE #60-25-X
Pursuant to the advertisement, posting of property, and public hearing on the above Petition and appearing that by reason of the requirements of Section 5021 of the Baltimore County Zoning Regulations having been met, the Special Exception for a Day Care Center should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of August, 1993 that the herein Petition for Special Exception for a day care center should be and the same is granted, from and after the date of this Order, subject, however, to the following restrictions:

1. Limited to children between the ages of three and five years old and 20 in number.
2. Hours of operation shall be from 7:00 A.M. to 5:30 P.M., Monday through Friday.
3. Approval of a site plan by the Department of Public Works, the Department of Health, the Fire Department, and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.

DENSITY CALCULATIONS
GROSS AREA 5.1 Acres +/-
NET AREA 4.907 Ac +/-
LOTS PROPOSED 2

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
**JACKSONVILLE
CHURCH OF GOD**
14525 OLD YORK ROAD
Deed Ref: E.H.K. Jr. 5286 folio 756
Tax Account No.: 10-10-000260
Zoned RC-2
Tax Map 35; Grid 17; Parcel 180
10th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SPECIAL EXCEPTION REQUESTED
SECTION 1A01.2.C.6 OF THE BALTIMORE COUNTY
ZONING REGULATIONS: CHURCH USE IN RC-2 ZONE

OWNER/DEVELOPER

REV. ROBERT W. GROVES
JACKSONVILLE CHURCH OF GOD
14525 OLD YORK ROAD
JACKSONVILLE, MARYLAND 21131
410-527-0253

7-16-93
7-16-93
7-16-93
7-16-93
DATE

TO SHOW CHURCH INFORMATION SIGN
TO SHOW CHURCH INFORMATION SIGN
TO SHOW CHURCH INFORMATION SIGN
TO SHOW CHURCH INFORMATION SIGN
TO SHOW CHURCH INFORMATION SIGN

Scale: 1" = 50' May 18, 1993
GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21206
(410) 825-4470

	Radius	Length	Delta	Tangent	Chd.Bear	Chord
C1	886.17'	114.46'	07°49'36"	54.82'	S6°01'17"W	114.51'
C2	886.17'	20.68'	01°20'18"	10.34'	S12°58'47"W	20.68'

PARKING DATA

PARKING SPACES: 8.5' x 18' (MINIMUM)
PAVING: MACADAM (EXISTING)
NUMBER OF SEATS: 100
PARKING SPACES REQUIRED: 100 + 4 = 104
PARKING SPACES SHOWN: 51

SYMBOLS LEGEND

