



KEVIN KAMENETZ
County Executive

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

October 26, 2017

Pastor Robert Groves
Jacksonville Church of God
14525 Old York Road
Phoenix, Maryland 21131

Dear Pastor Groves:

RE: Zoning Spirit and Intent Opinion, 14252 Old York Road, Jacksonville Church of God, Patio/Hardscape addition, 1st Election District

Your letter to Mr. Arnold Jablon, Director, concerning an opinion from this Office regarding a Spirit and Intent determination pertaining to the Zoning Hearing history on the subject property and the proposed patio/hardscape addition has been referred to this office for reply. Upon careful consideration of this matter, it is the opinion of the Zoning Office that the referenced addition is within the Spirit and Intent of the use and zoning case history on the subject property. This letter must be copied onto all future site plans filed with this Office for review that pertain to the subject property.

This letter is strictly limited to the application of the BCZR as applied to the inquiries presented in your letter, and does not, in any fashion; represent verification for any other Local, State or other Regulations that may apply to this property.

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.

Sincerely,

A handwritten signature in black ink, appearing to read "J. C. Merrey", is written over a circular stamp.

Joseph C. Merrey
Planner II
Zoning Review
410-887-3391

Living Hope Ministries

October 18, 2017

Pastor Robert Groves
Jacksonville Church of God
14525 Old York Rd.
Phoenix, MD 21131

Mr. Arnold Jablon, Director PAI
Dept of Permits, Approvals and Inspections
Baltimore County Office Building
111 West Chesapeake Avenue, Room 111
Towson, MD 21204

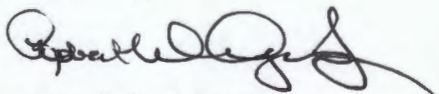
Dear Mr. Jablon,

I am writing this Spirit and Intent Letter in reference to Jacksonville Church of God, located at 14525 Old York Rd Phoenix, MD 21131 (District 10, Tax ID 1010000260). The current approved use of this property is a church that has existed on the property for over 25 years. Zoning changes over the years have included four total exceptions or variances for the church (Daycare, subdivision of lot, sign, etc). The previous Baltimore County Zoning case numbers that required generation of this letter are as follows: 1980-0025-X, 1993-0452-X, 1996-0321-A, 1997-0436-A.

We wish to add a 900 square ft. patio area constructed of interlocking concrete pavers including a brick and block sitting wall, non-load bearing, at a height not to exceed 24". The patio would be located adjacent to the front entrance of the church, with access from the existing covered sidewalk, and include miscellaneous landscaping. The addition of a patio would allow us to have an area to hold open house events, church benefits and gatherings outside, safely away from the parking area and still visible to the community with the ultimate goal of increasing our impact and growing our membership.

Essentially, being considered a landscaping improvement, we ask you grant us approval of our patio for all the poignant reasons listed, also to recognize that the patio would have no adverse effect to setbacks, property lines or compatible use of current zoning requirements. I sincerely appreciate your consideration on this matter.

Yours truly,



Pastor Robert Groves
410-527-1020

To: JCM
9+J
10/25/17 nca

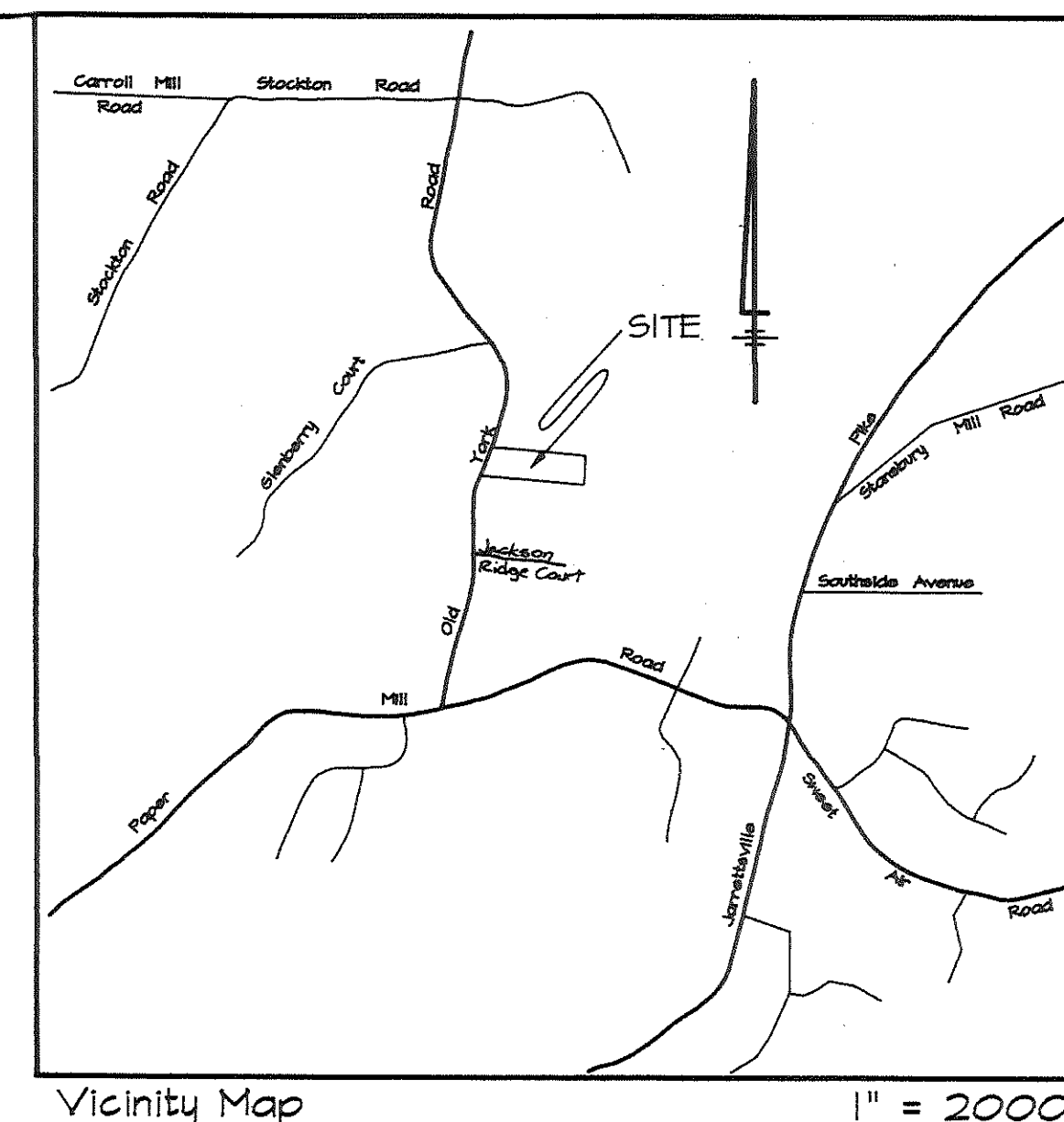
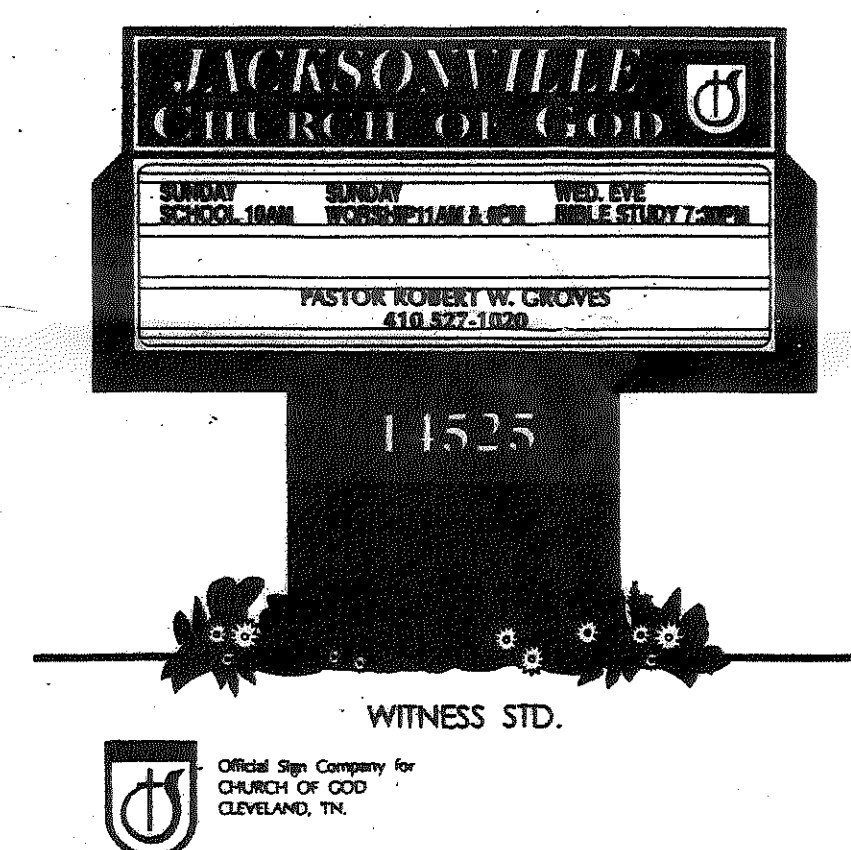
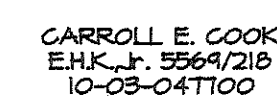
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\$150.00



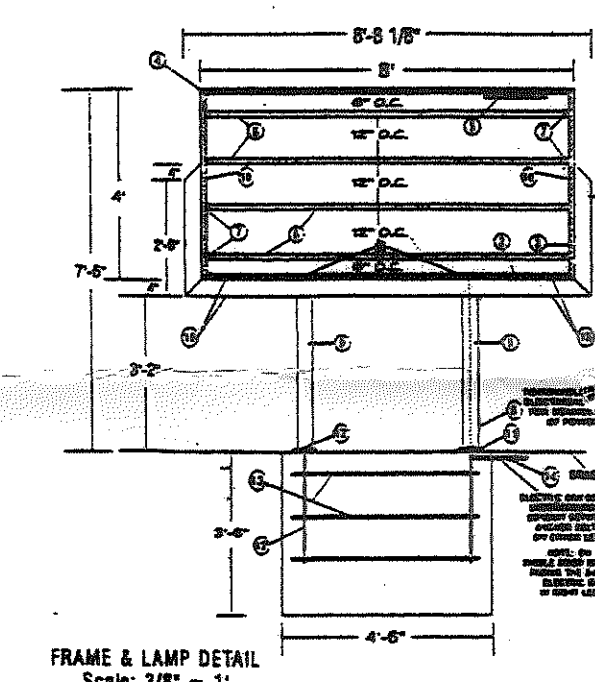
Real Property Data Search (w4)

Search Result for BALTIMORE COUNTY

View Map			View GroundRent Redemption				View GroundRent Registration			
Account Identifier:			District - 10 Account Number - 1010000260							
Owner Information										
Owner Name:			EARHEART GEORGE W FORD CLARENCE H WHEELER JOHN T - TRUSTEES				Use: Principal Residence:		EXEMPT COMMERCIAL NO	
Mailing Address:			14525 OLD YORK RD C/O JACKSONVILLE CHURCH OF GOD PHOENIX MD 21131				Deed Reference:		/05286/ 00756	
Location & Structure Information										
Premises Address:			14525 OLD YORK RD 0-0000				Legal Description:		3.381 AC ES OF OLD YORK RD 2350 N PAPER MILL RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0035	0017	0180		0000				2017	Plat Ref:	
Special Tax Areas:				Town:				NONE		
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						3.3800 AC		01		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:			236,600		236,600					
Improvements			687,900		687,500					
Total:			924,500		924,100		924,100		924,100	
Preferential Land:			0						0	
Transfer Information										
Seller: JAKUBAUSKAS JONAS				Date: 07/27/1972				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /05286/ 00756				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class				07/01/2017		07/01/2018		
County:		700				924,100.00		924,100.00		
State:		700				924,100.00		924,100.00		
Municipal:		700				0.00 0.00		0.00 0.00		



Vicinity Map

$$I'' = 2000$$


SPECIFICATION

FRAME

1. 7' ACQUADURA EXTENSION
2. 1 1/2" EXTENDING ACQUADURA RELEASED
3. 2d GA. BATHING-PAINT SET BECHIN
4. 1 1/2" x 1 1/2" x 1/8" ACQUADURA ADDED
5. SALLAST - JEFFERSON 256-PH 1 REMOVED
6. LAMPS - PORTS CHINO & REMOVED
7. SOCIETY - KULEA DOUBLE CONTACT DASH IN
LAMP HOLDERS MADE & ADD
8. ELECTRIC OIL PUMPHOUSE
9. 4" x 4" x 1/2" SQUARE WELDED/PARTIAL AT JOINTS
(RED-CUT STEEL)
10. 2PHS - 1 1/2" RAIL-SUPPORTING BLOCK & REMOVED
11. 8" x 12" x 1/2" PLATE PARTS 2 REMOVED
12. 2PHS - 1/2" x 4" - 4" - 4" REMOVED
13. 3/4" X 1/2" - 4" - 4" ON EITHER END EACH JOINT
(WELDED BY CONTRACTOR)
14. CONCRETE (POURED BY CONTRACTOR)

- A. 118° POLYMERIZED POLYACRYLONITRILE (PV)
- B. 118° POLYMERIZED FOR J.M. STEWART APPROX.
- C. STEWART APPROX. WINDAL COVER FRAME
- D. STEWART 1000 COPY CHAMBER SLIDE PLATE
- E. 118° NAC POLYACRYLONITRILE WINDAL COVER
PAGE - CLEAN (PV)
- F. STANLEY'S VESSEL MODEL 3 STOWED
- G. 3 1/2" x 1 1/2" PLATING WITH AIR SLIDING
- H. WINDAL COVER RATHERS 3 STOWED

DESIGN FACTOR - 170 MPH
EXTERIOR FINISH - 1 COAT OF PPS POWDER
2 COATS OF BLENDED AUTOMATON
ACRYLIC ENAMEL
NAILS INCLUDED
U.L. APPROVED
CANNET BOLTED TO STEEL SUPPORT SYSTEM
ELECTRICAL - 3.5 AMP, 120 VOLT
FOUNDATION ENGINEERING SHOULD BE REVIEWED
LOCAL AGENCIES DUE TO VARIOUS SOIL & WIND
LOAD CONSIDERATION
BASE PLATES ARE WELDED TO LOGS AT FACTORY
J.M.S. TEMPLATE MUST BE 4000 TO 500

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

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

Scale: 1" = 50'

May 18, 1993

GERHOLD, CROSS & ETZEL

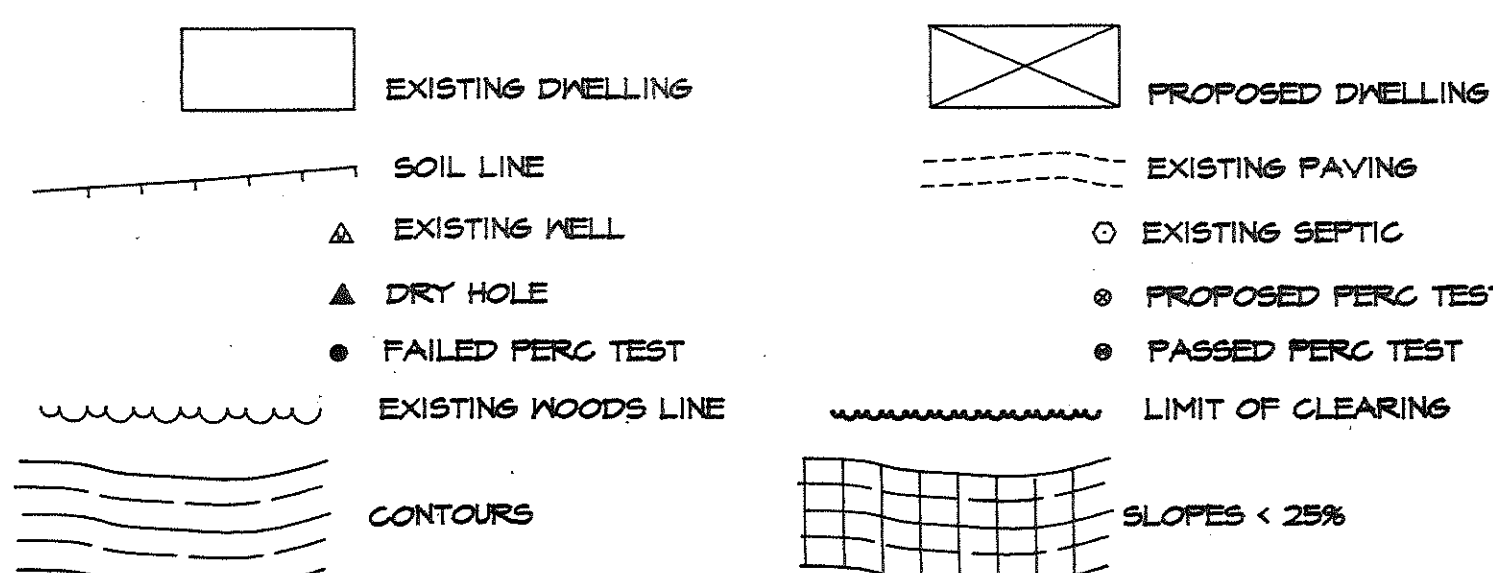
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 838-4470

	Radius	Length	Delta	Tangent	Chd.Bear.	Chord
C1	886.17'	119.46'	07°48'26"	54.82'	S16°10'17"W	119.93'
C2	886.17'	20.68'	01°20'18"	10.34'	S12°58'41"W	20.68'

PARKING DATA

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

SYMBOLS LEGEND



SPECIAL EXCEPTION REQUESTED

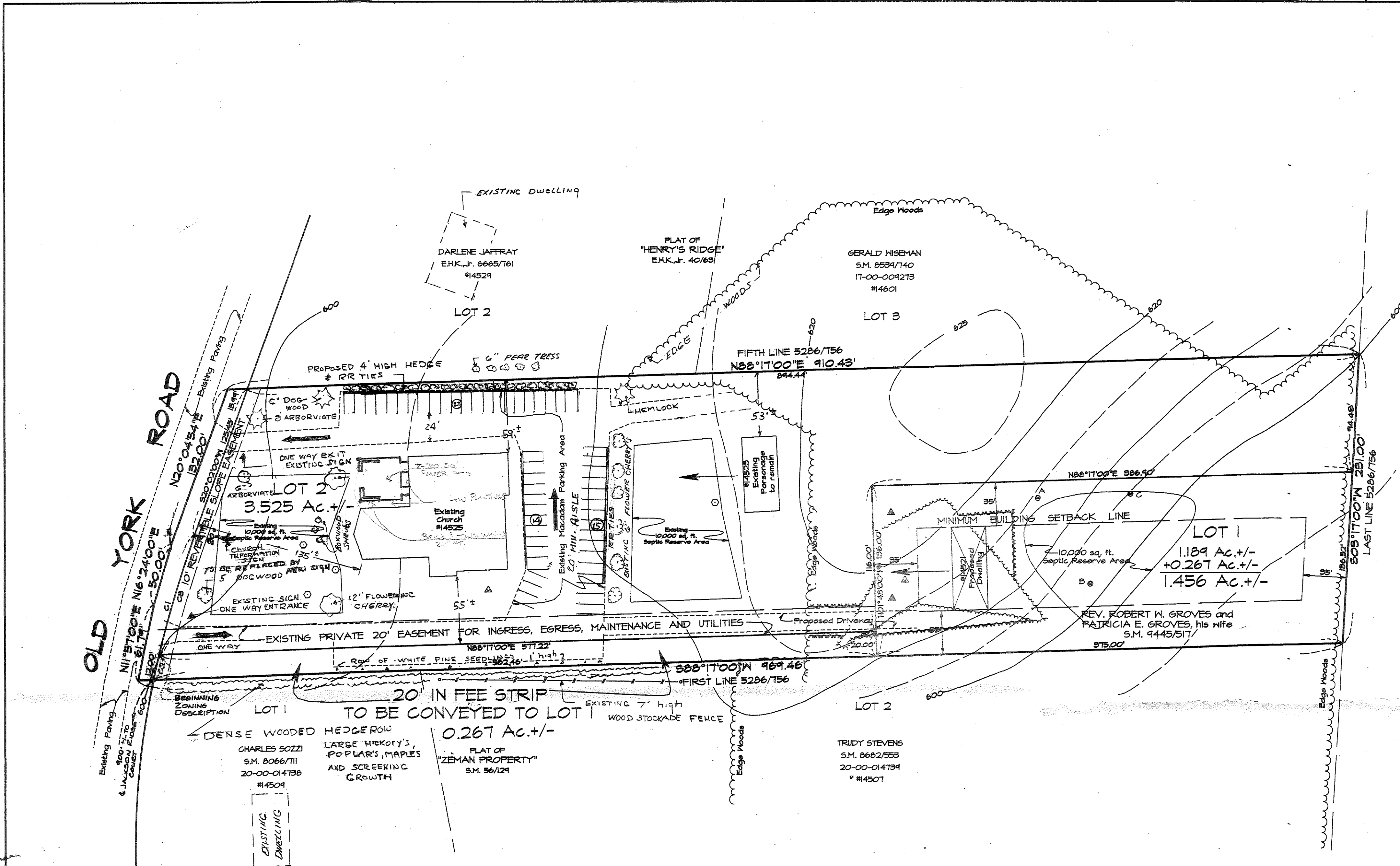
SECTION 1A01.2.C.6 OF THE BALTIMORE COUNTY
ZONING REGULATIONS: CHURCH USE IN RC-2 ZONE

OWNER/DEVELOPER

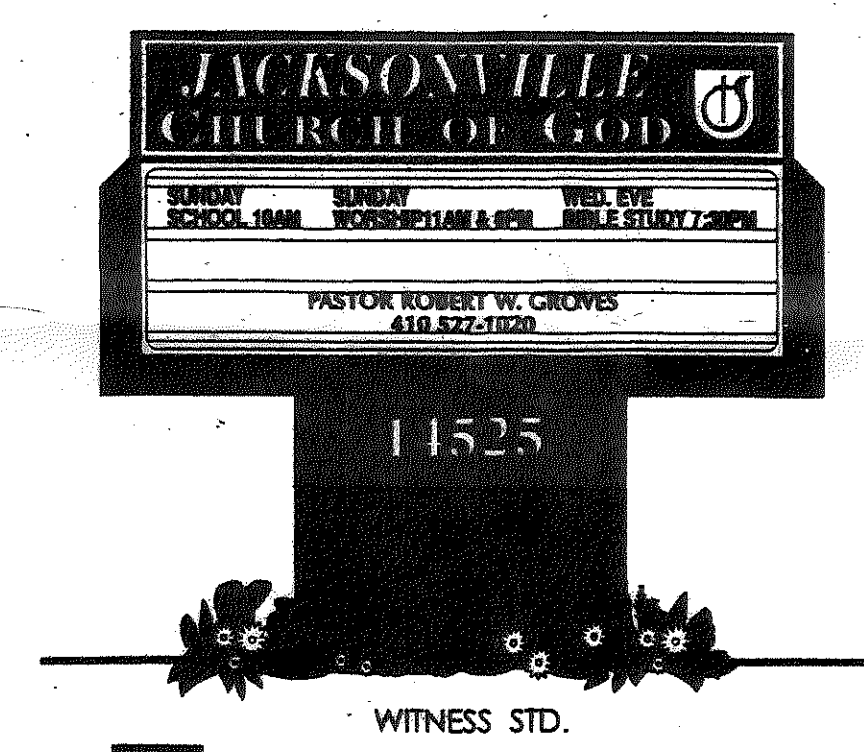
REV. ROBERT W. GROVES
JACKSONVILLE CHURCH OF GOD
14523 OLD YORK ROAD
JACKSONVILLE, MARYLAND 21131
410-527-0253

4-79	VARIANCE FOR Church INFO. SIGN
7-16-83	TO SHOW CHURCH INFORMATION SIGN
7-16-93	TO REVERSE EXIT & ENTRANCE SIGN
7-16-93	TO SHOW EXISTING SCREENING & FENCE
7/16/93	TO SHOW EXISTING LANDSCAPING

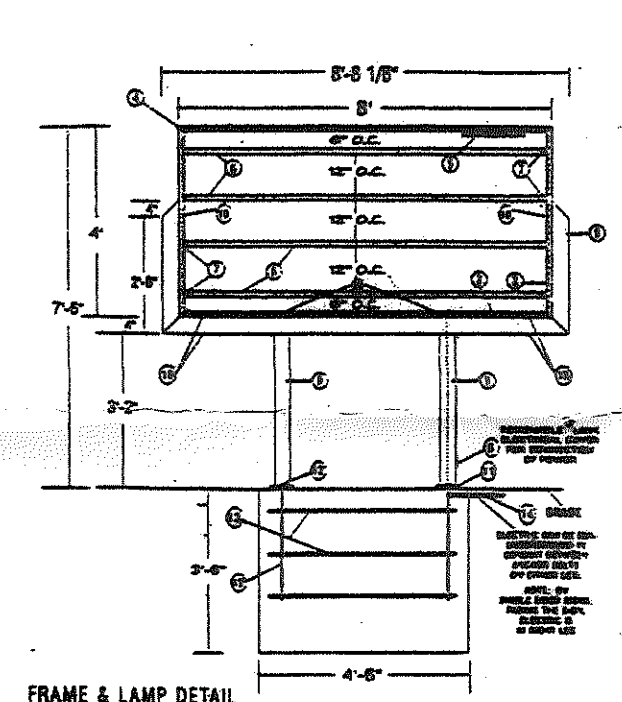
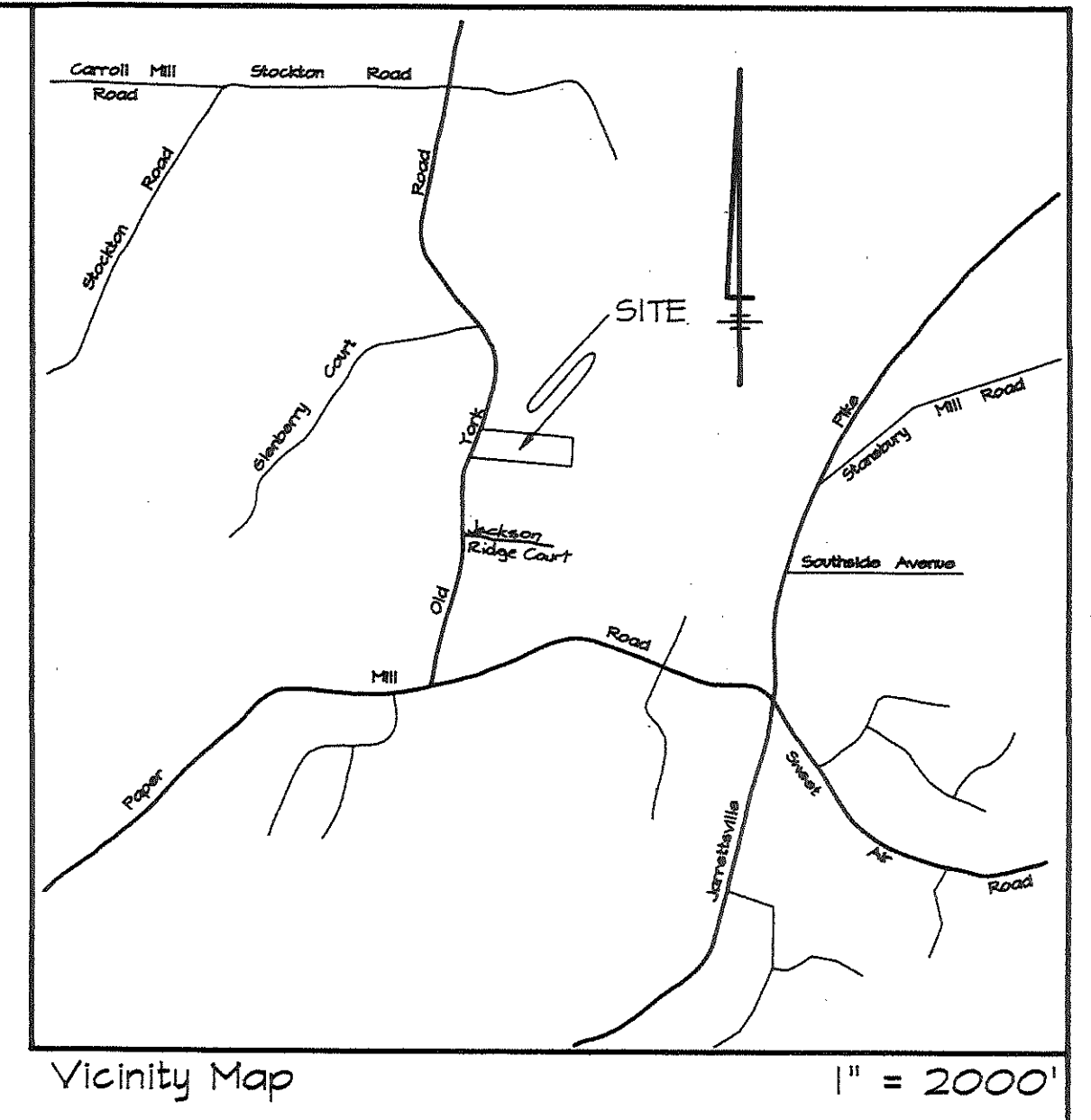
1997-0436-A 37



CARROLL E. COOK
E.H.K. 5564/218
10-29-04TT20



PLAT REVISED TO ACCOMPANY PETITION
FOR A SIGN VARIANCE 4/7/97



- SPECIFICATIONS**
1. FRAME
 2. 1 1/2\"
 3. 1 1/2\"
 4. 1 1/2\"
 5. 1 1/2\"
 6. 1 1/2\"
 7. 1 1/2\"
 8. 1 1/2\"
 9. 1 1/2\"
 10. 1 1/2\"
 11. 1 1/2\"
 12. 1 1/2\"
 13. 1 1/2\"
 14. 1 1/2\"
 15. 1 1/2\"
 16. 1 1/2\"
 17. 1 1/2\"
 18. 1 1/2\"
 19. 1 1/2\"
 20. 1 1/2\"

DENSITY CALCULATIONS

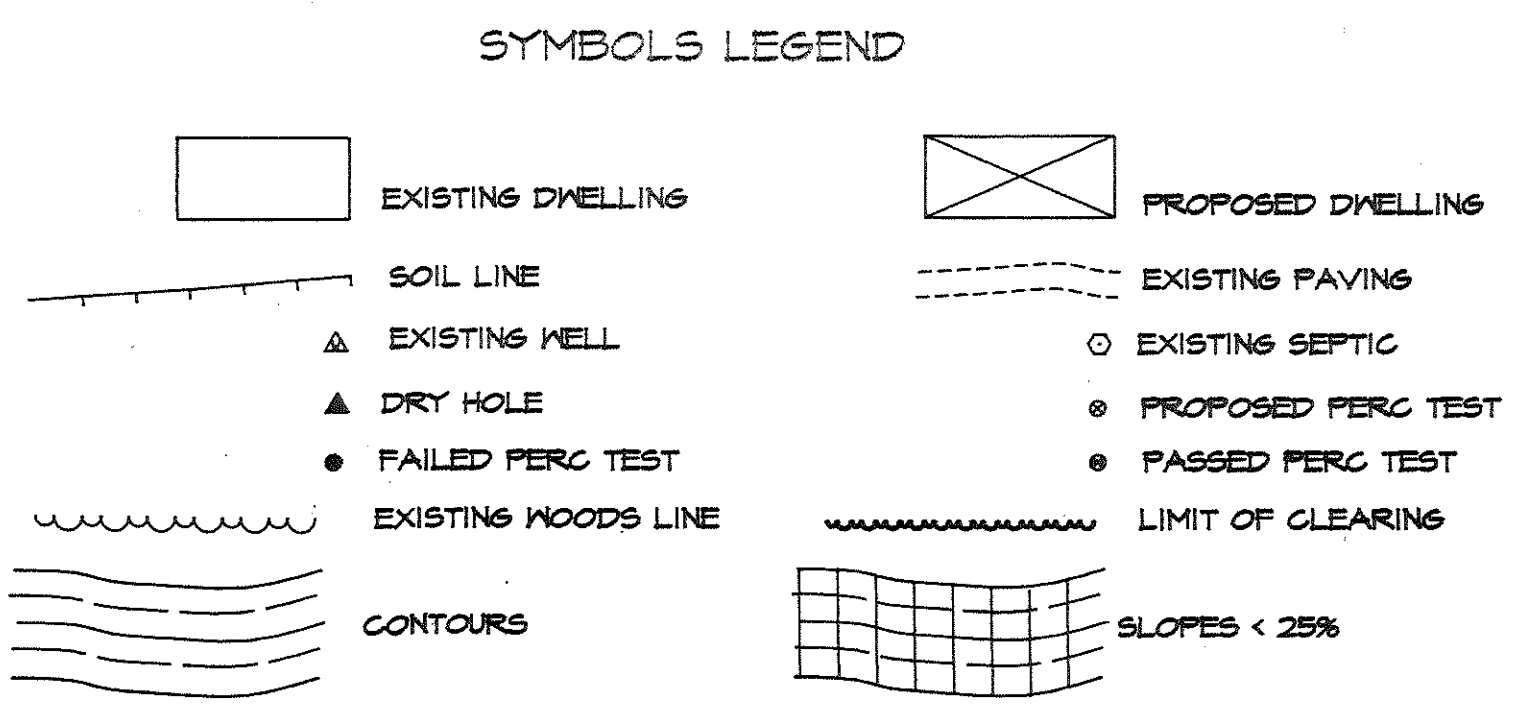
GROSS AREA	5.1 Acres +/-
NET AREA	4.907 Ac +/-
LOTS PROPOSED	2

**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 R.C.-2
Tax Map 35; Grid 17; Parcel 180
10th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

	Radius	Length	Delta	Tangent	Chd. Bear.	Chord
C1	266.17'	114.46'	07°49'26"	54.82'	S16°10'17\"	114.91'
C2	266.17'	20.66'	01°20'19"	10.84'	S12°50'41\"	20.66'

PARKING DATA

PARKING SPACES : 8.5' x 18' (MINIMUM)
PAVING : MACADAM (EXISTING)
NUMBER OF SEATS : 186
PARKING SPACES REQUIRED : 108 ÷ 4 = 47
PARKING SPACES SHOWN : 51



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
410-521-0253

DATE	REVISION
4-7-97	VARIANCE FOR Church INFO. SIGN
7-16-93	TO SHOW CHURCH INFORMATION SIGN
7-16-93	TO REVERSE EXIT & ENTRANCE SIGNS
7-16-93	TO SHOW EXISTING SCREENING & FENCE
7/16/93	TO SHOW EXISTING LANDSCAPING

Scale: 1" = 50'
May 18, 1993
GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Tombson, Maryland 21286
(410) 825-4470

IN RE: PETITION FOR VARIANCE	* BEFORE THE
E/S Old York Road, 930' N of the	
c/l of Jackson Ridge Court	* DEPUTY ZONING COMMISSIONER
(14525 Old York Road)	
10th Election District	* OF BALTIMORE COUNTY
6th Councilmanic District	
	* Case No. 97-436-A
Jacksonville Church of God	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 14525 Old York Road, located in the vicinity of Paper Mill Road in Phoenix. The Petition was filed by the owner of the property, Jacksonville Church of God, through David A. Jennings and Arthur W. Robar, Trustees. The Petitioners seek relief from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one bulletin board-type sign containing 100 sq.ft. in total area in lieu of the maximum permitted 30 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Reverend Robert W. Groves, Pastor of the Jacksonville Church of God, and William Ulrich, Professional Engineer with Gerhold, Cross and Etzel, who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 3.525 acres, more or less, zoned, R.C.2, and is improved with an existing church building and accessory parking area for the Jacksonville Church of God. Also located on the property is an identification sign of

ORDER RECEIVED FOR FILING

Date 6/4/97

By [Signature]

115 sq.ft. in total area. The Petitioner is desirous of replacing that sign with a bulletin board-type sign in accordance with that depicted on Petitioner's Exhibit 1. Clearly, the proposed sign will actually be smaller than the existing sign which has been on the property for many years. The Church wishes to upgrade the existing sign with a more modern sign which will allow them to advertise worship times as well as other messages. However, in order to replace the existing sign as proposed, the requested variance is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It has been established that the proposed sign will replace an existing sign which has been on the property for many years. Moreover, the proposed sign will actually be smaller than the existing sign. Furthermore, there were no adverse comments from any

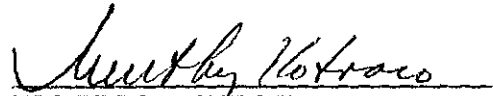
ORDER RECEIVED FOR FILING
Date 6/14/79
By [Signature]

Baltimore County reviewing agency, nor any opposition from any adjoining property owner. Therefore, it appears that the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 4th day of June, 1997 that the Petition for Variance seeking relief from Section 413.1.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit one bulletin board-type sign of 100 sq.ft. total area in lieu of the maximum permitted 30 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/4/97

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 4, 1997

Rev. Robert W. Groves, Sr.
Jacksonville Church of God
14523 Old York Road
Phoenix, Maryland 21131

RE: PETITION FOR VARIANCE
E/S Old York Road, 930' N of the c/l of Jackson Ridge Court
(14525 Old York Road)
10th Election District - 6th Councilmanic District
Jacksonville Church of God - Petitioner
Case No. 97-436-A

Dear Rev. Groves:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party 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 Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Messrs. David A. Jennings and Arthur W. Robar
Jacksonville Church of God, 14525 Old York Road, Phoenix, Md. 21131

People's Counsel; Case Files

RE: PETITION FOR VARIANCE
14525 Old York Road, E/S Old York Rd,
930'+/- N of c/l Jackson Ridge Court
10th Election District, 6th Councilmanic

Jacksonville Church of God Trustees
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NOS. 97-436-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice 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

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Rev. Robert W. Groves, Sr., Jacksonville Church of God, 14523 Old York Road, Phoenix, MD 21131, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Variance

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 Department of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413.1 B: ONE BULLETIN BOARD TYPE ILLUMINATED SIGN CONTAINING 100 SQ. FT. TOTAL AREA, BOTH SIDES IN LIEU OF THE REQUIRED 30 SQ. FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

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 Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do 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 Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Jacksonville Church of God
(Type or Print Name)

Trustees

Signature

(Type or Print Name)

Signature

14525 Old York Rd.

Address

Phone No

Phoenix, Md. 21131

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Rev. Robert W. Groves, Sr.
Name

14523 Old York Rd. 1-410-527-0253

Address

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: Jan DATE 4-8-97

436

Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95

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

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

EXHIBIT A

The church proposes to replace the existing illuminated bulletin board sign located in front of the church on Old York Road with a new Illuminated, more legible sign. The new sign will actually contain 17 square feet less than the old sign.

There will be no injury to public health, safety, or general welfare. The new sign will be consistent and harmonious with other church-type bulletin board signs in the area.

43 b

ORDER RECEIVED FOR FILING

Date

By

6/14/07
[Signature]

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

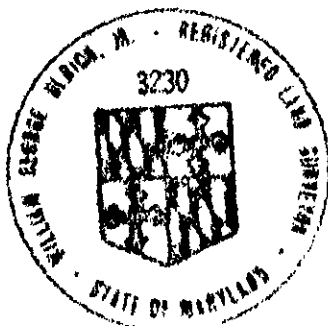
EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

March 27, 1997

**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 921 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 an arc distance of 98.78 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 116 feet and South 88 degrees 17 minutes West 577.22 feet to the place of beginning.

Containing 3.451 Acres, more or less.



William S. Urich

436

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/24, 1997

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 4/24, 1997.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-436-A
14525 Old York Road
E/S Old York Road, 930' +/- N
of Old Jackson Ridge Court
Towson Election District
6th Councilmanic
Legal Owner(s):

~~Edenbrook Church of God~~
Variance: to permit one building board type sign containing 100 square feet total area, both sides, in lieu of the required 30 feet.

Hearing: Tuesday, May 20, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 401 Basile Avenue.

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.

4/365 April 24 C137626

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

436

No.

028673

DATE 4-8-97 ACCOUNT R001-6150

AMOUNT \$ 250.00

Jacksonville Church of God - 14523. OLD
York Pa.

RECEIVED
FROM:

UNR. (020)

FOR:

02391 0007489 0380
PA. COMB 5526404-00-97

\$250.00

VALIDATION OR SIGNATURE OF CASHIER

DISCUSSION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCM

CERTIFICATE OF POSTING

RE: Case No. 97-436-A
 Petitioner/Developer: JACKSONVILLE
CHURCH OF GOD.
 Date of Hearing/Closing 5/20/97

Baltimore County Department of
 Permits and Development Management
 County Office Building, Room 111
 111 West Chesapeake Avenue
 Towson, MD 21204

Attention: Mr. Gwendolyn Stephens

Ladies and Gentlemen

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
 were posted conspicuously on the property located at

#14525 OLD YORK RD.

The sign(s) were posted on

4/15/97
 (Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/17/97
 (Signature of Sign Poster and Date)

Patrick M. O'Keefe
 (Printed Name)

523 Penny Lane
 (Address)

Hunt Valley, MD 21030
 (City, State, Zip Code)

[(410) 666 5366] Page [(410) 546 335]
 (Telephone Number)

0 00
 cert doc

ZONING NOTICE

Case #: 97-436-A

A PUBLIC HEARING WILL BE HELD BY
 THE ZONING COMMISSIONER
 IN TOWSON, MD.

PLACE 4TH FLOOR HEARING ROOM, COURTS BUILDING
 401 BOSLEY AVENUE - TOWSON, MD. 21204

TIME & DATE: TUESDAY, MAY 29, 1997 AT 9:00 A.M.

VARIANCE: TO PERMIT ONE BULLETIN
 BOARD TYPE SIGN CONTAINING 100 SQUARE
 FEET TOTAL AREA, BOTH SIDES, IN LIEU
 OF THE REQUIRED 30 SQUARE FEET.

(#14525 OLD YORK RD. 4/3 AT 930' N. OF E.
 JACKSON RIDGE COURT) JACKSONVILLE
 CHURCH OF GOD

#14525 OLD YORK RD.
 JACKSONVILLE CHURCH OF GOD

CERTIFICATE OF POSTING

RE: Case No.:

97-436-A

Petitioner/Developer: JACKSONVILLE CHURCH OF GOD
c/o BILL ULRICH

Date of Hearing/Closing: 5/20/97

@ 9:00 AM - 4th FL.
C.C. BLDG.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 14525 OLD YORK RD.

The sign(s) were posted on

4/25/97

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 4/25/97

(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

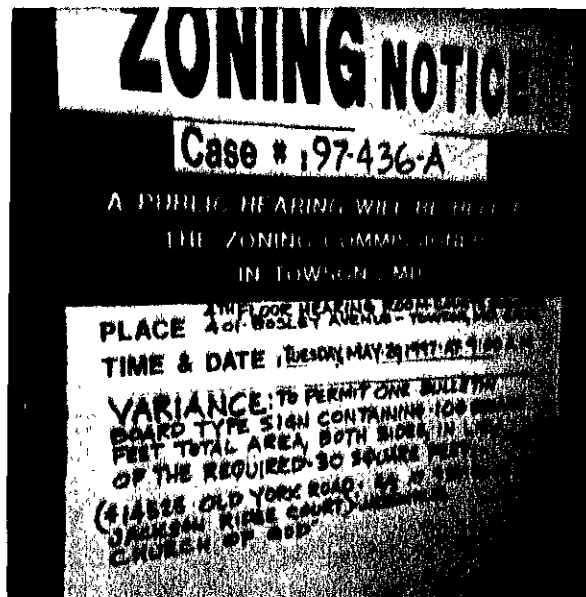
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



#14525 OLD YORK RD.
JACKSONVILLE CHURCH OF GOD

P. 4/25/97

(B)

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-436-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: *

DATE AND TIME: *

REQUEST: VARIANCE TO PERMIT ONE ~~SP~~ DOUBLE
FACE SIGN WITH A TOTAL SQUARE
FOOTAGE OF 100 SQ. FT. IN LIEU OF
THE PERMITTED 30 SQ. FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 436

Petitioner: Jacksonville Church of God.

Location: 14525 Old York Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: REV. ROBERT GROVES, SR.

ADDRESS: 14523 Old York Rd.

Phoenix, Md. 21131

PHONE NUMBER: 410-527-0253

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
April 24, 1997 Issue - Jeffersonian

Please forward billing to:

Rev. Robert Groves, Sr.
Jacksonville Church of God
14525 Old York Road
Phoenix, MD 21131
410-527-0253

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-436-A
14525 Old York Road
E/S Old York Road, 930' +/- N of c/l Jackson Ridge Court
10th Election District - 6th Councilmanic
Legal Owner(s): Jacksonville Church of God

Variance to permit one bulletin board type sign containing 100 square feet total area, both sides, in lieu of the required 30 feet.

HEARING: TUESDAY, MAY 20, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

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 887-3391.



Baltimore County
Department of Permits and
Development Management

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

April 18, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-436-A
14525 Old York Road
E/S Old York Road, 930' +/- N of c/l Jackson Ridge Court
10th Election District - 6th Councilmanic
Legal Owner(s): Jacksonville Church of God

Variance to permit one bulletin board type sign containing 100 square feet total area, both sides, in lieu of the required 30 feet.

HEARING: TUESDAY, MAY 20, 1997 at 9:00 a.m., 4th floor hearing room Courts Bldg., 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Rev. Robert W. Groves, Sr.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 5, 1997.
(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 887-3391.





Baltimore County
Department of Permits and
Development Management

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

May 16, 1997

Messrs. David Jennings & Arthur Robar
Jacksonville Church of God
14525 Old York Road
Phoenix, MD 21131

RE: Item No.: 436
Case No.: 97-436-A
Petitioner: Jacksonville Church

Dear Messrs. Jennings & Robar:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 8, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", written over a circular stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

April 22, 1997

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 28, 1997

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

435, 436, 437, 438, and 441

REVIEWER: LT. ROBERT P. GAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 28, 1997

FROM: *pub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for April 28, 1997
 Item Nos. 435, 436, 438 and 441

 The Development Plans Review Division has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:cab

cc: File

ZONE428.NOC

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: April 21, 97

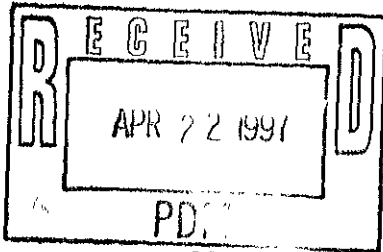
The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

(436)
438

RBS:sp

BRUCE2/DEPRM/TXTSBP



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: April 18, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 436

If there should be any questions or if this office can provide additional information,
please contact Jeffrey Long in the Office of Planning at 887-3495

Prepared by:

A handwritten signature in cursive script, appearing to read "Jeffrey W. Long".

Division Chief:

A handwritten signature in cursive script, appearing to read "Gary L. Keller".

AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 4-18-97
Item No. 436 JCM

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

R. J. Burns
for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

William Ulrich

REV. ROBERT W. GROVES

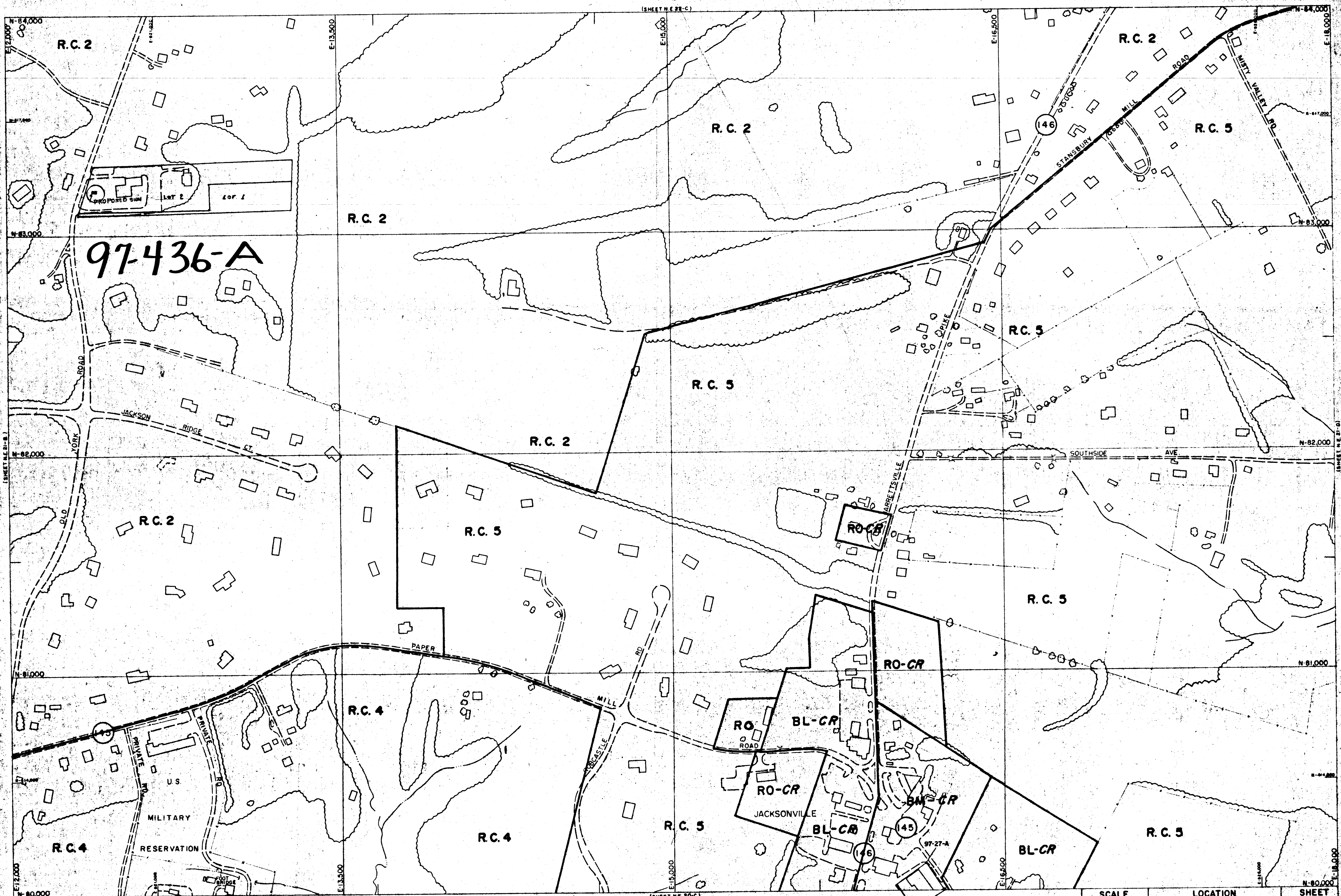
ADDRESS

GC&E 110 E TOWN TOWN Blvd

14523 OLD YORK RD PHOENIX MD 21131



436



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

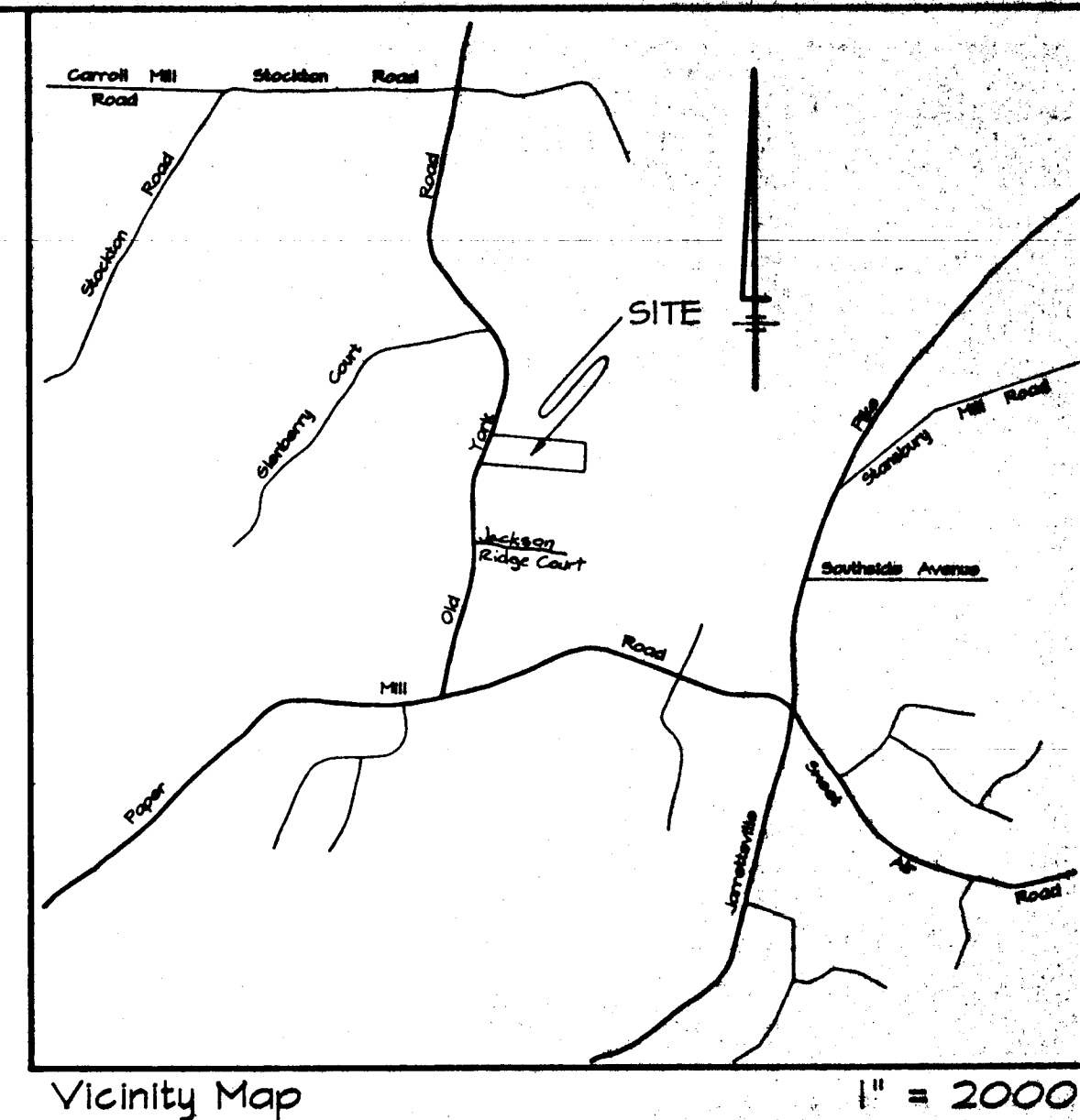
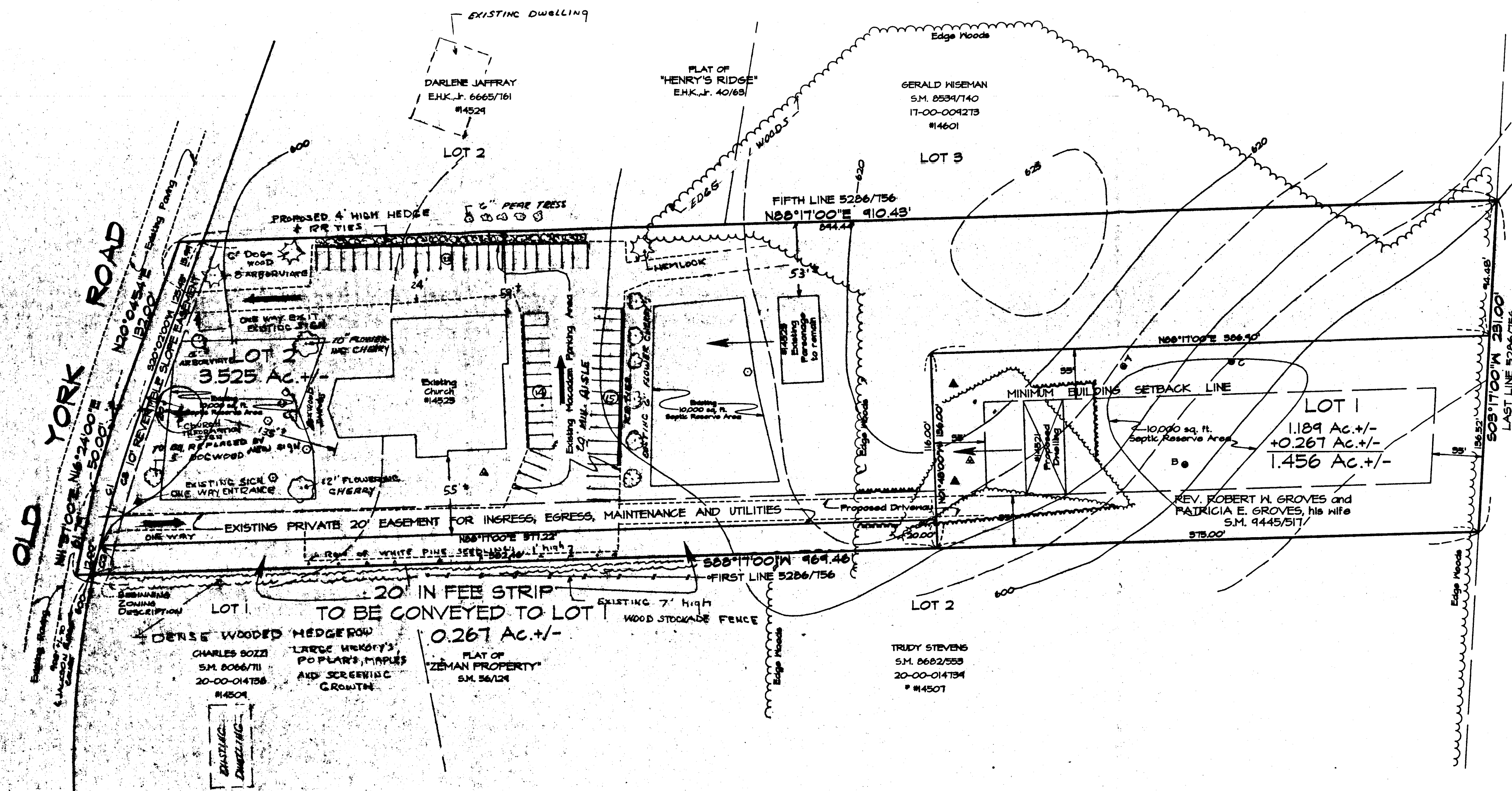
1996 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 8, 1996
Bills Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

Kevin Kamenev
Chairman, County Council

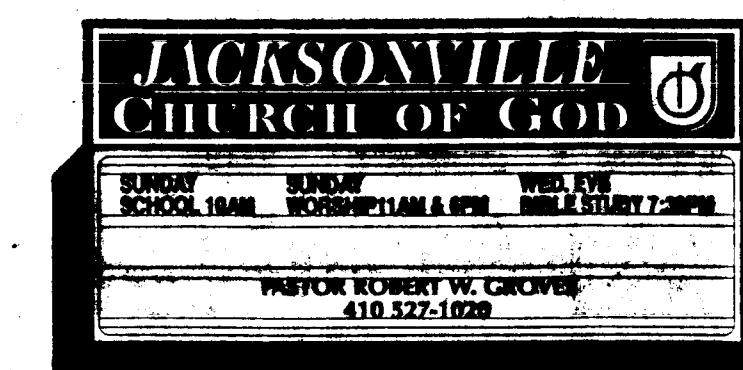
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21218

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

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

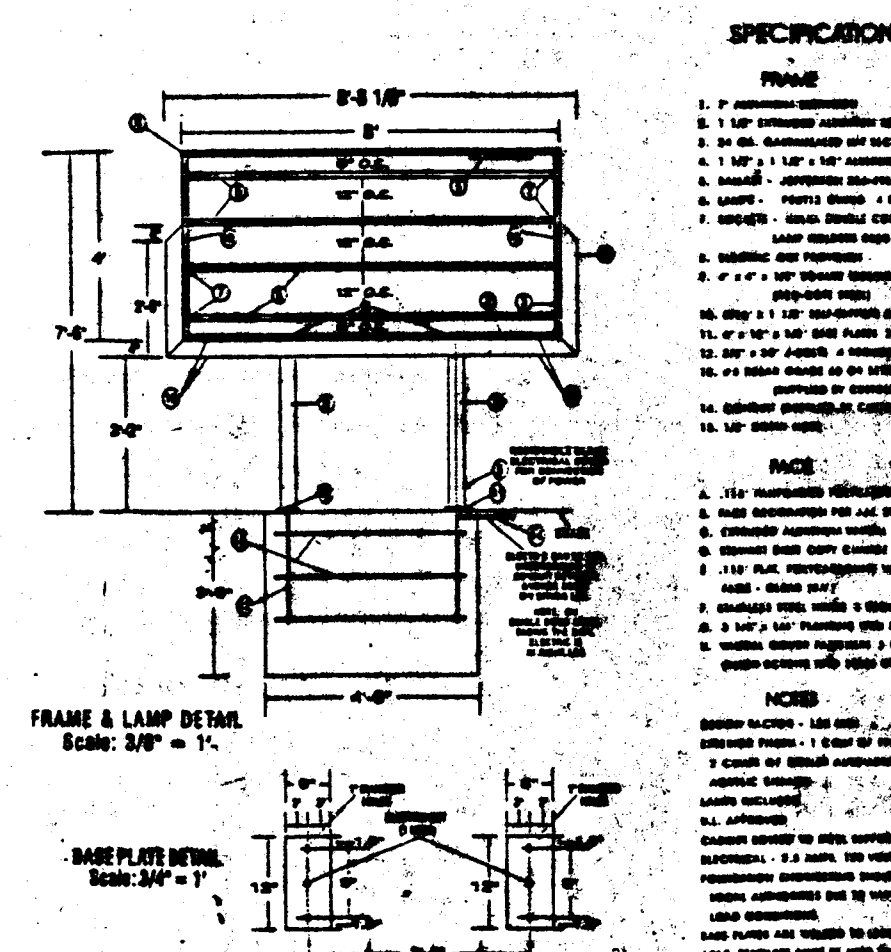


CARROLL E. COOK
ENR. 1-2264/218
10-03-041100



WITNESS STD.

PLAT REVISED TO ACCOMPANY PETITION
FOR A SIGN VARIANCE 4/7/97



ZONING CASE #97-436-A

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

WHEREAS, it is ordered by the Planning Commission for Baltimore County that the Petition for a Special Exception for a day care center be granted, and the same be and is hereby granted, subject, however, to the following restrictions which are a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that pending at this time is at its own risk until such time as the 30 day appeal period 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.

ZONING CASE #97-436-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.

WHEREAS, it is ordered by the Planning Commission for Baltimore County that the Petition for a Special Exception to allow a church use on the subject property under S.C.2. to be granted, and the same be and is hereby granted, subject, however, to the following restrictions which are a condition precedent to the relief granted herein:

1. The Petitioner is hereby made aware that pending at this time is at its own risk until such time as the 30 day appeal period 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.

ZONING CASE #97-436-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.

WHEREAS, it is ordered by the Planning Commission for Baltimore County that the Petition for a Special Exception for a day care center be granted, and the same be and is hereby granted, subject, however, to the following restrictions which are a condition precedent to the relief granted herein:

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 AM to 5:30 PM, 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.

97-436-A
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 21181
410-521-0233

DATE: 7-7-97
7-16-97
7-16-97
7/16/97
TO SHOW CHURCH INFORMATION SIGN TO REVERSE EXIT & ENTRANCE SIGNS TO SHOW EXISTING SCREENING & FENCE TO SHOW EXISTING LANDSCAPING

Scale: 1" = 50' May 18, 1995

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
520 East Towson Avenue
Towson, Maryland 21206
(410) 825-4410

Radius	Length	Delta	Tangent	Chd. Bear.	Chord
Q1	886.17	114.48	271.4264	54.82	546.1074
Q2	886.17	20.85	21.2018	10.84	512.5841

PARKING DATA

PARKING SPACES: 8.5' x 18' (MINIMUM)
PAVING: MACADAM (EXISTING)
NUMBER OF SEATS: 185
PARKING SPACES REQUIRED: 185 + 4 = 189
PARKING SPACES SHOWN: 51

SYMBOLS LEGEND

