

|                                            |   |                               |
|--------------------------------------------|---|-------------------------------|
| <b>IN RE: PETITION FOR SPECIAL HEARING</b> | * | BEFORE THE                    |
| NW side of Old Court Road; 234 feet NE     |   |                               |
| of Glen Hannah Court                       | * | DEPUTY ZONING                 |
| 2 <sup>nd</sup> Election District          |   |                               |
| 4 <sup>th</sup> Councilmanic District      | * | COMMISSIONER                  |
| (5624 Old Court Road)                      |   |                               |
|                                            | * | FOR BALTIMORE COUNTY          |
| <b>Randall-Wood Corp.</b>                  |   |                               |
| <i>Legal Owner</i>                         | * | <b>CASE NO. 2010-0101-SPH</b> |

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by James W. Greene, Partner, on behalf of the legal property owner, Randall-Wood Corp. Petitioner requests Special Hearing relief in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") for a "new church" addition with RTA use requirements being maintained to the extent possible as allowed by Section 1B01.1.B.1.g(6) of the B.C.Z.R. The subject property and requested relief are more fully described on the revised site plan drawing which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing relief was James Greene on behalf of Petitioner Randall-Wood Corp. Sheldon H. Levitt, Esquire appeared as attorney for Petitioner. Also appearing in support of the requested relief were Richard L. Smith and Ray Hopkins with KCI Technologies ("KCI"), the firm that prepared and sealed the revised site plan. Appearing as an interested citizen in support of the requested relief was Bernard Stokes, Jr. of 9714 Marriottsville Road in Randallstown. There were no Protestants or other interested persons in attendance.

ORDER RECEIVED FOR FILING

Date 3.11.10

By [Signature]

Initially, Mr. Levitt indicated that this matter was originally scheduled for a hearing on November 23, 2009 with members of the church and Mr. Smith with KCI present. Petitioner requested and was granted a continuance at that time before Zoning Commissioner William J. Wiseman, III in order to amend the site plan to reflect an underground storm water management facility. The case was rescheduled for February 1, 2010 and the hearing convened on that date. Testimony and evidence at the hearing was presented by way of a proffer from Mr. Levitt as to Mr. Smith's testimony and testimony from Mr. Greene on behalf of the church. Mr. Levitt indicated that Mr. Smith has been with KCI for over 50 years and is presently a Senior Associate, Project Manager, supervising land planning and zoning projects. He was offered and accepted as an expert in the areas of site planning, site engineering, and all phases of land development in Baltimore County including knowledge and interpretation of the Zoning Regulations. His resume was marked and accepted into evidence as Petitioner's Exhibit 2. Mr. Smith's proffered testimony revealed that the subject property is irregular-shaped and contains 2.723 acres, more or less, zoned D.R.3.5. The property is located on the north side of Old Court Road, west of Greens Lane, in the Randallstown area of Baltimore County. The property is improved with an existing church building and front canopy, and also has asphalt paved parking areas.

The property is home to the Kingdom Hall of Jehovah's Witnesses church. The church building was constructed in the early 1990's with some transition areas at that time located at the southern end of the property near Old Court Road. To the west was open land with no transition areas. In the early 2000's, the property to the west was sold and developed and now has existing homes, thereby generating potential residential transition area ("RTA") requirements. At this

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By B

juncture, the church is in need of additional space and desires to expand the existing church building with an addition.

The church engaged KCI to provide assistance and expertise in engineering, storm water management, grading, and building placement. As shown on the revised site plan, the residentially developed areas to the west and south generate the RTA requirements for the new addition and related parking areas. The church also wishes to maintain the existing parking along the west side of the property as well as expand the parking to the area where the aboveground storm water management pond is located. In order to do so, Petitioner plans to move the storm water management facility underground to allow the parking on the rest of the west side of the property. A landscape plan and a list of plantings were marked and accepted into evidence as Petitioner's Exhibits 3 and 3A, respectively. Based on the proposed plantings, the placement of the addition, and the proposed parking configuration, Mr. Smith offered his expert opinion that compliance to the extent possible with the RTA use requirements would be maintained, and that the planned improvements would be compatible with the surrounding area.

Mr. Greene is a leader in the church and a partner in the Randall-Wood Corp. that owns the subject property. Mr. Greene testified that the church has approximately 540 "publishers," which is the term that refers to members actively involved in preaching. There are approximately three English congregations of 160 persons each (for a total of 480) and a single Russian congregation of 60 persons. The particular Kingdom Hall at the subject property opened in 1993. Their typical schedule is to hold midweek meetings for Bible study and training of publishers -- Tuesday evenings for the 160 Randallstown publishers, Wednesday evenings for the 160 Woodlawn publishers, and Thursday evenings for the 160 Hebbville publishers. Sunday worship sessions are held at 9:00 AM for the Hebbville, 12:00 noon for the Randallstown, and

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Date 3-11-10

By PJ

3:00 PM for the Woodlawn publishers. The Russian publishers have training and worship meetings on Saturday afternoons and also Monday evening for training. In addition, every five months, they meet with others at the Crownsville, MD assembly facility for additional training and instruction. According to Mr. Greene, the proposed addition would allow the membership at the subject site to grow and also allow for meetings simultaneously among the member publishers.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments were received from the Office of Planning dated October 21, 2009 which indicates they do not oppose the request. The subject site is located in a Master Plan designated Community Conservation Area. The proposed "new church" addition will not substantially impact the adjacent uses. The site is located adjacent to and across the street from churches that are much larger in size and scale. Petitioner shall submit building elevations and a landscape plan to the Office of Planning for review and approval prior to the application for any building permits.

Considering all the testimony and the evidence presented, I am persuaded to grant the special hearing relief. Section 1B01.1.B.1.g of the B.C.Z.R. provides certain exceptions to the requirement of a residential transition area and specifically exempts in subparagraph (6) a "new church or other building for religious worship ..." provided there is a finding after a public hearing that the proposed improvements on an approved site plan are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. After reviewing the revised site plan accepted into evidence as Petitioner's Exhibit 1 and the landscape plan and list of proposed plantings that were accepted

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Date 3.11.10

By Bj

into evidence as Petitioner's Exhibits 3 and 3A, respectively, I find that the proposed improvements are compliant to the extent possible with the RTA and will be compatible with the surrounding uses and residential premises. There are residential areas to the west and partially to the north and south. The revised site plan and landscape plan show significant landscape buffers in the form of trees, shrubs, and groundcover that will provide sufficient screening between the church property and the residential properties. It is also noteworthy, as mentioned by the Office of Planning, that subject site is located adjacent to and across the street from existing churches that are much larger in size and scale. In my judgment, the proposed addition and parking configuration are appropriate and will not have any detrimental impacts on the health, safety, and general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and after considering the testimony and evidence offered, I find that Petitioner's request for special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 11<sup>th</sup> day of March, 2010, that Petitioner's request for Special Hearing relief filed in accordance with Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") for a "new church" addition with RTA use requirements being maintained to the extent possible as allowed by Section 1B01.1.B.1.g(6) of the Baltimore County Zoning Regulations be and is hereby **GRANTED**, consistent with the revised site plan and the landscape plan accepted into evidence as Petitioner's Exhibits 1 and 3, respectively, subject to the following conditions:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING

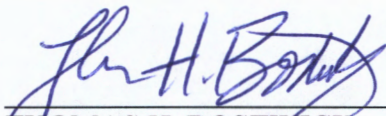
Date 3.11.10

5

By [Signature]

2. Petitioner shall submit building elevations and a landscape plan to the Office of Planning for review and approval prior to the application for any building permits.

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

  
\_\_\_\_\_  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING

Date 3.11.10

By ps



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

March 11, 2010

SHELDON H. LEVITT, ESQUIRE  
WINEGARD HESS FRIEDMAN & LEVITT LLC  
400 REDLAND COURT, SUITE 212  
OWINGS MILLS MD 21117

Re: Petition for Special Hearing  
Case No. 2010-0101-SPH  
Property: 5624 Old Court Road

Dear Mr. Levitt:

Enclosed please find the decision rendered in the above-captioned case.

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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "John H. Bostwick", written over the printed name.

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: James Greene, Partner, Randall-Wood Corp., 5624 Old Court Road, Windsor Mill MD 21244  
Richard L. Smith and Ray Hopkins, KCI Technologies, 936 Ridgebrook Road, Sparks MD 21152  
Bernard Stokes, Jr., 9714 Marriottsville Road, Randallstown MD 21133



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 5624 Old Court Road  
which is presently zoned DR 3.5

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

This Petition shall be filed with the Department of Permits and 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve  
(This box to be completed by planner)

A "new church" addition with RTA use requirements being maintained to the extent possible as required by Section 1B01.1.B.1.g(6) of the BCZR.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Rachel M. Hess

Name - Type or Print

Signature

Winegrad, Hess, Friedman & Levitt, LLC  
Company

400 Redland Ct., Ste. 212 410-581-0600  
Address Telephone No.

Owings Mills, MD 21117  
City State Zip Code

## Legal Owner(s):

RANDALL-WOOD CORP.  
Name - Type or Print

James W. Greene (PARTNER)  
Signature

JAMES W. GREENE  
Name - Type or Print

Signature

5624 Old Court Rd ATTN: MR. CLIFF  
Address Telephone No.

WINDSOR mill md 21244/Griffin JR.  
City State Zip Code

## Representative to be Contacted:

CLIFF Griffin JR.  
Name

9 Old Manor Court 410-365-5150  
Address Telephone No.

Reisterstown md 21136  
City State Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By JL Date 9/22/09

ORDER RECEIVED FOR FILING

REV 9/15/98

Date 3-11-10

By P3



ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7000 • Fax 410-316-7005

0101

**ZONING DESCRIPTION**  
**KINGDOM HALL JEHOVAH'S WITNESS CHURCH**  
**5624 OLD COURT ROAD**

**BEGINNING FOR THE SAME** at a point located on the northwest side of Old Court Road, 70' wide Right-of-Way, said point being located northeasterly 234 feet +/- from the centerline of Glen Hannah Court, 40' wide Right-of-Way. Thence leaving Old Court Road the following courses and distances

1. North 16 degrees 39 minutes 54 seconds West 491.04 feet, thence
2. North 37 degrees 52 minutes 11 seconds East 270.11 feet, thence
3. South 16 degrees 14 minutes 07 seconds East 135.50 feet, thence
4. South 16 degrees 47 minutes 20 seconds East 454.52 feet to intersect the northwest side of Old Court Road, 70' wide Right-of-Way, thence binding thereon
5. South 58 degrees 37 minutes 32 seconds West 227.42 feet to the point of beginning.

**CONTAINING** 2.723 acres of land, more or less.

**BEING** a portion of the land described in a Deed dated August 29, 1991 and recorded among the Land Records of Baltimore County, Maryland in Liber 8899, folio 507. Also known as 5624 Old Court Road, located in the 2<sup>nd</sup> Election District, Baltimore County, Maryland.

**THIS DESCRIPTION IS BASED ON DEEDS AND AVAILABLE RECORDS AND IS NOT INTENDED TO REPRESENT A FIELD RUN SURVEY.**



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property that is the subject of an upcoming zoning hearing. For those petitions that require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

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**For Newspaper Advertising:**

Item Number or Case Number: 2010 0101 SPH

Petitioner: RANDAL-WOOD Corp.

Address or Location: ~~illegible~~ 5624 OLD COURT RD

✓ **Please Forward Advertising Bill to:**

Name: CLIFF GRIFFIN JR

Address: 9 Old Manor Court

Reisterstown, MD 21136

Telephone: 410-365-5150

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

No. 45746  
 Date: 9/22/09

**PAID RECEIPT**

BUSINESS ACTUAL TIME  
 9/22/2009 9/22/2009 11:23:09 2

RES 0505 WALKIN DODL 000  
 RECEIPT # 505023 9/22/2009 0FLH  
 Dept 5 528 ZONING CERTIFICATION  
 CR NO. 045746

Recpt Tot 325.00  
 325.00 CR 1.00 CA  
 Baltimore County, Maryland

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|------------------|----------|---------|--------|
| 001  | 806  | 0000 |          | 6150            |                  |          |         | 325.00 |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |
|      |      |      |          |                 |                  |          |         |        |

Total: 325.00

Rec  
 From:

For: SPECIAL HEARING NON RES  
5624 OLD COURT RD.

**DISTRIBUTION**

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

**CASHIER'S  
 VALIDATION**

**NOTICE OF ZONING  
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: # 2010-0101-SPH**  
5624 Old Court Road  
N/West side of Old Court Road, 234 feet n/east of Glen Hannah Court  
2nd Election District  
4th Councilmanic District  
Legal Owner(s): Randall-Wood Corp., James Greene, Partner  
**Special Hearing:** for a "new church" addition with RTA use requirements being maintained to the extent possible as allowed by section 1B01.1.B.1.g(6) of the BCZR.

**Hearing: Monday, November 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.**

WILLIAM J. WISEMAN, III  
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/057 Nov. 5 220166

# CERTIFICATE OF PUBLICATION

11/5/, 2009

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/5/, 2009.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING

# THE DAILY RECORD

Baltimore, January 14, 2010

Case #2010-0101-SPH -  
5624 Old Court Road

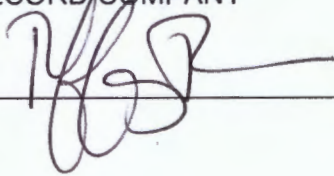
Inv:# 30436802

We hereby certify that the annexed advertisement of Case #2010-0101-SPH - 5624 Old Court Road was published in THE DAILY RECORD, a daily newspaper published in the City and County of Baltimore on 01/14/2010.

First insertion January 14, 2010

THE DAILY RECORD COMPANY

Per \_\_\_\_\_



## NOTICE OF ZONING 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: 2010-0101-SPH**

5624 Old Court Road  
N/west side of Old Court Road, 234 feet n/east of Glen Hannah Court  
2nd Election District - 4th Councilmanic District

Legal Owners: Randall-Wood Corp., James Greene, Partner  
Special Hearing for a "new church" addition with RTA use requirements being maintained to the extent possible as allowed by section 1B01.1.B.1.g(6) of the BCZR.

Hearing: Monday, February 1, 2010 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III,  
ZONING COMMISSIONER FOR BALTIMORE COUNTY.

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

ja14

# CERTIFICATE OF POSTING

RE 2010-0101-SPH

Petitioner/Developer: \_\_\_\_\_

Randall-Wood Corp, James Greene, Partner

Date of Hearing/closing: November 23, 2009

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

Attn: Kristin Matthews

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, \_\_\_\_\_  
5624 Old Court Road Kingdom Hall Of Jehovah's Witness

The sign(s) were posted on November 7 2009  
(Month, Day, Year)

Sincerely,

Robert Black Nov 11 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

January 12, 2010

**NOTICE OF ZONING 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: 2010-0101-SPH**

5624 Old Court Road

N/west side of Old Court Road, 234 feet n/east of Glen Hannah Court

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Randall-Wood Corp., James Greene, Partner

Special Hearing for a “new church” addition with RTA use requirements being maintained to the extent possible as allowed by section 1B01.1.B.1.g(6) of the BCZR.

Hearing: Monday, February 1, 2010 at 9:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco  
Director

TK:klm

C: Rachel Hess, 400 Redland Ct., Ste. 212, Owings Mills 21117  
James Greene, Randall-Wood Corp., 5624 Old Court Road, Windsor Mill 21244  
Cliff Griffin, Jr., 9 Old Manor Court, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JANUARY 16, 2010.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: DAILY RECORD COMPANY  
January 14, 2010 Issue

Please forward billing to:  
Cliff Griffin, Jr.  
9 Old Manor Court  
Reisterstown, MD 21136

410-365-5150

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## NOTICE OF ZONING 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: 2010-0101-SPH**

5624 Old Court Road

N/west side of Old Court Road, 234 feet n/east of Glen Hannah Court

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Randall-Wood Corp., James Greene, Partner

Special Hearing for a "new church" addition with RTA use requirements being maintained to the extent possible as allowed by section 1B01.1.B.1.g(6) of the BCZR.

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WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



## BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.  
County Executive

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

October 21, 2009

### NOTICE OF ZONING 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: 2010-0101-SPH**

5624 Old Court Road

N/west side of Old Court Road, 234 feet n/east of Glen Hannah Court

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Randall-Wood Corp., James Greene, Partner

Special Hearing for a "new church" addition with RTA use requirements being maintained to the extent possible as allowed by section 1B01.1.B.1.g(6) of the BCZR.

Hearing: Monday, November 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco  
Director

TK:klm

C: Rachel Hess, 400 Redland Ct., Ste. 212, Owings Mills 21117  
James Greene, Randall-Wood Corp., 5624 Old Court Road, Windsor Mill 21244  
Cliff Griffin, Jr., 9 Old Manor Court, Reisterstown 21136

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 7, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, November 5, 2009 Issue - Jeffersonian

Please forward billing to:  
Cliff Griffin, Jr.  
9 Old Manor Court  
Reisterstown, MD 21136

410-365-5150

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## NOTICE OF ZONING 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: 2010-0101-SPH**

5624 Old Court Road

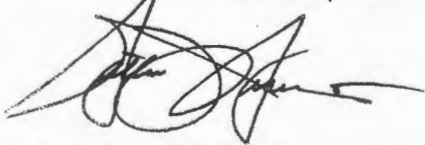
N/west side of Old Court Road, 234 feet n/east of Glen Hannah Court

2<sup>nd</sup> Election District – 4<sup>th</sup> Councilmanic District

Legal Owners: Randall-Wood Corp., James Greene, Partner

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Hearing: Monday, November 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

November 17, 2009

Rachel M. Hess  
Winegrad, Hess, Friedman & Levitt, LLC  
400 Redland Ct. Ste. 212  
Owings, MD 21117

Dear: Rachel M. Hess

RE: Case Number 2010-0101-SPH, 5624 Old Court Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 22, 2009. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
James Greene: Randall Wood Corp.; 5624 Old Court Rd.; Windsormill, MD 21244  
Cliff Griffio Jr.; 9 Old Manor Ct.; Reisterstown, MD 21136

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** October 21, 2009

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

**SUBJECT:** 5624 Old Court Road

**INFORMATION:**

**Item Number:** 10-101

**Petitioner:** Randall-Wood Corp.

**Zoning:** DR 3.5

**Requested Action:** Special Hearing

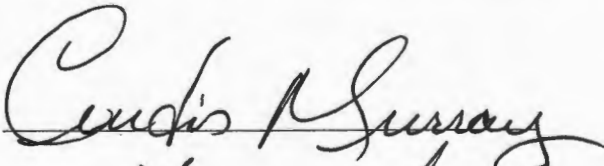
**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning has reviewed the petitioner's request and accompanying site plan and does not oppose the request. The subject site is located in a Master Plan designated Community Conservation Area. The proposed "new church" addition will not substantially impact the adjacent uses. The site is located adjacent to and across the street from churches that are much larger in size and scale.

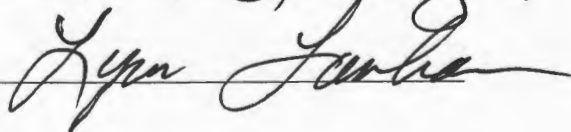
The Petitioner shall submit building elevations and a landscape plan to the Office of Planning for review and approval prior to the application for any building permits.

For further information concerning the matters stated here in, please contact Dave Green at 410-887-3480.

**Prepared by:**



**Division Chief:**  
AFK/LL: CM



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Timothy M. Kotroco, Director  
Department of Permits &  
Development Management

**DATE:** October 9, 2009

**FROM:** Dennis A. Kennedy<sup>DAK</sup>, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 19, 2009  
Item Nos. 10-006, 034, 096, 097, 098, 099, 100, 101,  
102, 103, 104, 105, 106, 107, 108, 109, 113 and 115

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-10192009.b -NO COMMENTS.doc



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 8, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 5. 2009

Item Numbers 0101, 0105 and 0110

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4881 (C) 443-829-2946  
MS-1102F

cc: File

Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor



Beverley K. Swaim-Staley, Secretary  
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: OCTOBER 7, 2009

Ms. Kristen Matthews  
Baltimore County Office Of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 2010-0101-SPH  
5624 OLD COURT RD.  
RANDALL-WOOD CORP.  
SPECIAL HEARING -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0101-SPH.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

A handwritten signature in black ink, appearing to read "Steven D. Foster".

*Foster*  
Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/mb

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • [www.sha.maryland.gov](http://www.sha.maryland.gov)

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
 5624 Old Court Road; NW/S Old Court Road, \* ZONING COMMISSIONER  
 234; NE of Glen Hannah Court \*  
 2<sup>nd</sup> Election & 4<sup>th</sup> Councilmanic Districts \*  
 Legal Owner(s): Randall-Wood Corp. \* FOR  
 Petitioner(s) \* BALTIMORE COUNTY  
 \* 10-101-SPH

\* \* \* \* \*

### ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

OCT 14 2009

.....

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
 People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
 Deputy People's Counsel  
 Jefferson Building, Room 204  
 105 West Chesapeake Avenue  
 Towson, MD 21204  
 (410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14<sup>th</sup> day of October, 2009, a copy of the foregoing Entry of Appearance was mailed to Cliff Griffin, Jr. 9 Old Manor Court, Reisterstown, MD 21136 and Rachel M. Hess, Attorney, Winegrad, Hess, Friedman & Levitt, LLC, 400 Redland Court, Suite 212, Owings Mills, MD 21117, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
 People's Counsel for Baltimore County

TB 2/1 9 AM BW 11/23

**BALTIMORE COUNTY, MARYLAND**

Inter-Office Correspondence

**TO:** Kristen Matthews, DPDM  
File

**DATE:** November 23, 2009

**FROM:** William J. Wiseman, II  
Zoning Commissioner

**SUBJECT: Petition for Special Hearing**  
NW/S Old Court Road, 234' NE Glen Hannah Court  
2<sup>nd</sup> Election District – 4<sup>th</sup> Council District  
**(5624 Old Court Road)**  
Randall-Wood Corporation - Petitioner  
**Case No. 2010-0101-SPH**

Members of the church and Richard Smith with KCI, Inc. appeared at the hearing on November 23, 2009. A continuance was requested and granted as KCI, Inc. will be amending the plan to reflect an underground storm water management facility. No testimony was taken other than an explanation of the changes anticipated on the southwestern portion of the site where the RTA regulations are applicable.

The file is being returned to the Office of Zoning Review. Please have reposted, readvertised and assign to either the Zoning Commissioner or Deputy Commissioner when ready to proceed.

Thanks.

WJW:dlw

~~#~~ FILE REF ITEM # 0101

TO: HO. (FYI)

THE REF. TO "NEW CHURCH" ADDITION  
AS APPLIED TO RTA SPH RELIEF IS  
APPLIED BECAUSE THE CHURCH WAS  
ORIGINALLY BUILT AFTER BILL. 100-1970 THAT  
GAVE RTA APPLICATION RULES UNDER WHICH  
"NEW" CHURCHES WERE ELIGIBLE FOR  
SPH RELIEF AS STATED ON THE PETITION  
AND FOUND IN THE "EXEMPTION TO RTA"  
REFERENCE FOR BCZR. THIS THEREFORE  
CONTINUES TO APPLY TO THE CHURCH

John Lewis

# Randall-Wood Corporation

5624 Old Court Road

Windsor Mill, MD 21244

410-521-6321

Kingdom Hall of Jehovah's Witnesses  
5624 Old Court Road  
Windsor Mill, MD 21244

RECEIVED

NOV 18 2009

ZONING COMMISSIONER

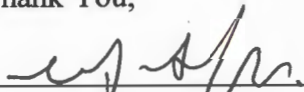
Mr. William J. Wiseman, III  
Zoning Commissioner for Baltimore  
111 West Chesapeake Avenue  
Towson, MD 21204

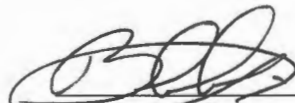
Re: Zoning Hearing – November 23, 2009

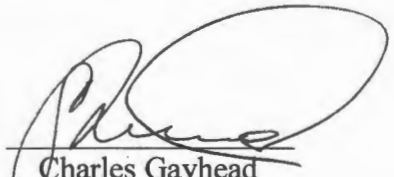
Dear Mr. Wiseman, III,

The Randall-Wood Corporation at 5624 Old Court Road would like to postpone the scheduled zoning hearing set for Nov. 23, 2009 at 9am, so that we can revise the submitted plans. Can you please reschedule another hearing at the next available date?

Thank You,

  
Clifton Griffin

  
James Greene

  
Charles Gayhead

*SWM → under water system - need postment*

*Kci Ray Hopkins - revising site plan -  
Parking to be added*



KEVIN KAMENETZ  
County Executive

JEFF MAYHEW, *Acting Director*  
*Office of Planning*

March 8, 2011

Mr. Ray Hopkins  
KCI Technologies  
936 Ridgebrook Road  
Sparks, MD 21152

Re: Request for Modification of Standards: 5624 Old Court Road  
Project No. – II-490

Dear Mr. Hopkins:

The Jehovah's Witness Kingdom Hall was granted Special Hearing (10-101SPH) relief on March 10, 2010 for a proposed addition to the existing house of worship with RTA use requirements being maintained to the extent possible. A limited exemption was requested before the Development Review Committee on September 14, 2010 (DRC # 091410D) to add another addition.

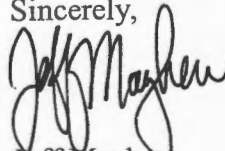
The Office of Planning received a request for a modification of standards on February 23, 2011 to allow the building length to be increased to 225 feet for that addition. Upon a favorable recommendation by the Director of the Office of Planning, non-residential uses permitted in the density residential zones may be increased from 200 feet in length up to a maximum of 300 feet.

The applicant has submitted a site plan, building elevations, and a landscape plan to address the guidelines of the CMDP and compatibility objectives. The elevations demonstrate that the scale, massing and materials of this addition are compatible with those of the existing house of worship. The proposed addition with gabled roof is veneered with brick and asphalt shingled roof. The length of the proposed roof is segmented by a drop in the height of the rear section and the portico/canopy at the drop-off location. The overall building will present a consistent architectural theme. The proposed landscaping is used to visually break-up the massing of the façade.

Therefore, the Office of Planning recommends favorably for the modification of standards and compatibility subject to the addition of windows/faux windows to the façade facing Old Court Road.

Submit final architectural elevations to the Office of Planning for review and approval prior to the application for any building permit.

Sincerely,

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

Jeff Mayhew  
(Acting) Director

JM:LL

c: David Flowers  
Arnold Jablon, Director, PAI

CASE NAME Randall - Wood Corp.  
CASE NUMBER 2010-0101-SPH  
DATE 11-23-09

[illegible]



8803

2100014276

2100014289

Pt. Bk. 34 Folio 21 1600000607

8617

2300009169

8613

2300009168

8621

2300009170

8609

2300009167

4 CD

2 ED NW 6-I

077A3 RC 5

8605

2300009166

8601

Pt. Bk. 72 Folio 125

2300009165

GLEN HANNAH CT

BEG. PT. 284 To GLEN HANNAH CT.

2300009173

8600

OLD COURT RD

0201130170

5703

5701

SUMMIT AVE

Pt. Bk. 8 Folio 84

5629

0207580170

5609

NEWANTIOCH BAPTIST CHURCH (PDM File/Project # )

Pt. Bk. 73 Folio 99

2300007343

OLD COURT RD

DR 3.5

Flood Zone X

KINGDOM HALL OF JEHOVAH'S WITNESS (PDM File/Project # )

SUBJECT SITE

8709

2000005076

8707

2000006672

2200011828

2200011829

5616

1700013745

02135006600

0213500341

5624 OLD COURT ROAD

108 Sewer Deficient or Special Concern Area



**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search** (2007 vw6.3d)

**Go Back**  
**View Map**  
**New Search**

BW 11/23  
 9Am

**Account Identifier:** District - 02 Account Number - 2000006585

**Owner Information**

**Owner Name:** RANDALL-WOOD CORPORATION **Use:** EXEMPT COMMERCIAL  
**Mailing Address:** 5624 OLD COURT RD **Principal Residence:** NO  
 BALTIMORE MD 21244-1145 **Deed Reference:** 1) / 8899/ 507  
 2)

**Location & Structure Information**

**Premises Address** **Legal Description**  
 5624 OLD COURT RD 2.846 AC  
 NWS OLD COURT RD  
 750 FT W OF GREENS LA

| Map | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|-----|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 77  | 14   | 1326   |              |             |         |       |     | 1               | Plat Ref: |

**Special Tax Areas** **Town**  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 0000                    | 4,320 SF      | 2.84 AC            | 01         |

| Stories | Basement | Type   | Exterior |
|---------|----------|--------|----------|
|         |          | RENTAL |          |

**Value Information**

|                           | Base Value | Value<br>As Of<br>01/01/2007 | Phase-in Assessments<br>As Of<br>07/01/2009 | As Of<br>07/01/2010 |
|---------------------------|------------|------------------------------|---------------------------------------------|---------------------|
| <b>Land</b>               | 236,900    | 236,900                      |                                             |                     |
| <b>Improvements:</b>      | 456,300    | 456,300                      |                                             |                     |
| <b>Total:</b>             | 693,200    | 693,200                      | 693,200                                     | NOT AVAIL           |
| <b>Preferential Land:</b> | 0          | 0                            | 0                                           | NOT AVAIL           |

**Transfer Information**

| Seller:                           | Date:                     | Price:        |
|-----------------------------------|---------------------------|---------------|
| BENTON DOLORES MAE                | 08/29/1991                | \$150,000     |
| <b>Type:</b> IMPROVED ARMS-LENGTH | <b>Deed1:</b> / 8899/ 507 | <b>Deed2:</b> |
| <b>Seller:</b>                    | <b>Date:</b>              | <b>Price:</b> |
| <b>Type:</b>                      | <b>Deed1:</b>             | <b>Deed2:</b> |
| <b>Seller:</b>                    | <b>Date:</b>              | <b>Price:</b> |
| <b>Type:</b>                      | <b>Deed1:</b>             | <b>Deed2:</b> |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2009 | 07/01/2010 |
|----------------------------|-------|------------|------------|
| <b>County</b>              | 000   | 0          | 0          |
| <b>State</b>               | 000   | 0          | 0          |
| <b>Municipal</b>           | 000   | 0          | 0          |

**Tax Exempt:** COUNTY AND STATE  
**Exempt Class:** CHURCHES, SYNAGOGUES, & PARSONAGES

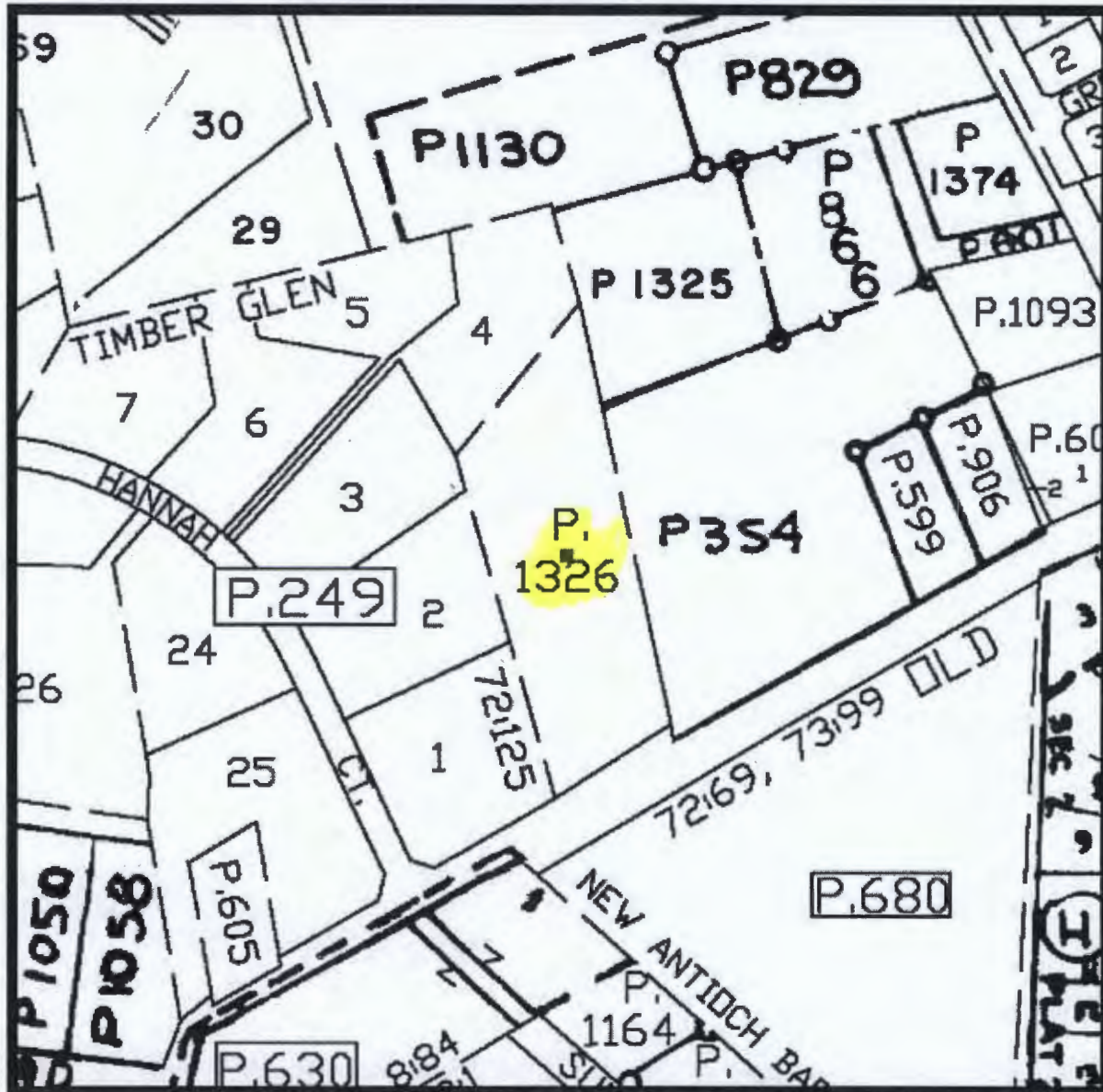
**Special Tax Recapture:**  
 \* NONE \*



**Maryland Department of Assessments  
and Taxation  
BALTIMORE COUNTY  
Real Property Data Search**

**Go Back  
View Map  
New  
Search**

**District - 02 Account Number - 2000006585**



Property maps provided courtesy of the Maryland Department of Planning ©2008.  
For more information on electronic mapping applications, visit the Maryland Department  
of Planning web site at [www.mdp.state.md.us/webcom/index.html](http://www.mdp.state.md.us/webcom/index.html)

Case No.: 2010-0101-SPH

Exhibit Sheet

Petitioner/Developer

Protestant

|        |                                                      |  |
|--------|------------------------------------------------------|--|
| No. 1  | <i>revised site plan</i>                             |  |
| No. 2  | <i>Mr. Smith's resume</i>                            |  |
| No. 3  | <i>landscape plan</i><br><i>A- listing of plants</i> |  |
| No. 4  |                                                      |  |
| No. 5  |                                                      |  |
| No. 6  |                                                      |  |
| No. 7  |                                                      |  |
| No. 8  |                                                      |  |
| No. 9  |                                                      |  |
| No. 10 |                                                      |  |
| No. 11 |                                                      |  |
| No. 12 |                                                      |  |

## PROFESSIONAL RESUME

### Richard L. Smith

Mr. Smith was born in Baltimore, Maryland and has principally lived in Maryland, graduating from Westminster High School in 1951. At this time he joined the firm of Whitman, Requardt and Associates as a Jr. Draftsman. Mr. Smith rose from that position to that of a Structural Layout Draftsman in the four year period he was with the firm.

In 1954, Mr. Smith joined the firm of KCI Technologies, Inc. (formerly Matz, Childs and Associates, Inc., and Kidde Consultants, Inc.) and has been associated with this firm to date, rising from a Designer Draftsman in the area of utility design work to his present position of a Senior Associate, Project Manager supervising land planning, zoning, and civil work related to projects in that division. Previous assignments include those of Design Engineer, Quality Control Officer, and Assistant Chief of the Planning and Zoning Section. Additionally, Mr. Smith has supervised civil related work in conjunction with KCI's Mechanical and Electrical Division and several of KCI's regional offices. Mr. Smith has been active in the past with the Baltimore County Chapter of the Home Builders Association of Maryland and has served on various committees of the Chapter either as a member or Chairman. Mr. Smith has also served as a member of the Executive Board of the Commercial Builders Council within the Maryland Home Builders Association. He has been principally associated with commercial and residential land development for over 45 years and currently assists in the supervision of other planners, engineers, designers and draftsmen in the preparation of engineering plans, land use plans, site plans and studies, landscape plans and supervises the preparation of zoning plats and petitions.

Mr. Smith in this regard has testified as an expert witness for over 35 years in the areas of site planning, site engineering, and all phases and matters of land development before the Baltimore County Zoning Commissioner, the Baltimore County Board of Zoning Appeals, the Carroll County Zoning Officer, the Anne Arundel County Zoning Officer, the Howard County Zoning Board, the Hartford County Zoning Officer and the Board of Municipal Zoning Appeals of Baltimore City.

Mr. Smith has also been responsible for the preparation of plans and studies relative to numerous property condemnation cases and has testified as an expert witness before the Baltimore County Circuit Court and the Baltimore City Circuit Court in the areas of land development, site planning and engineering.

Mr. Smith has attended McCoy College and numerous Land Planning and Zoning Seminars throughout his career with KCI Technologies, Inc. Mr. Smith is also a graduate from the U.S. Army Command and General Staff School and The U.S. Army National Defense University, Mr. Smith is currently retired from the Maryland Army National Guard holding the rank of Colonel.

Mr. Smith is currently involved in local and national veterans organizations having been a Post and State Commander of the 29<sup>th</sup> Division Association and is currently a Past National Commander of that Association.

PETITIONER'S EXHIBIT #2

Some of the representative projects which Mr. Smith has been associated with are as follows:

---

#### RESIDENTIAL SUBDIVISIONS

---

|                               |                |                                |
|-------------------------------|----------------|--------------------------------|
| Beachwood                     | Fairhaven      | 4420 Mannasota Avenue          |
| McCaffery Village             | Belltown Woods | Perring Park                   |
| Pinedale Woods                | Randall Ridge  | Grundy Landing                 |
| Stevenson Ridge               | Springbrook    | 1300 Race Street<br>Townhouses |
| Ruxton Crossing<br>Townhouses | Five Springs   |                                |

---

#### COMMERCIAL

---

|                                                           |                                               |                                  |
|-----------------------------------------------------------|-----------------------------------------------|----------------------------------|
| CVS Retail Stores                                         | AT&T Wireless Antenna<br>Sites                | Pomona Center                    |
| North Plaza Mall                                          | Loch Raven Shopping Center                    | One Mile West Shopping<br>Center |
| Restaurant Sites for various<br>Local and National Chains | Yorkridge Shopping Center                     | Revco Stores                     |
| North Plaza Mall                                          | Bell Atlantic Nynex Wireless<br>Antenna Sites | Radcliff Center                  |
| Bell Atlantic                                             | Giant Food Stores                             | Wallgreen's Drug Stores          |

---

#### CONDOMINIUMS, GARDEN APARTMENTS & MID-RISE APARTMENT BLDGS.

---

|                                               |                                               |                                             |
|-----------------------------------------------|-----------------------------------------------|---------------------------------------------|
| One Slade Avenue                              | Brookshire                                    | Seven Slade Apartments                      |
| Stillpond                                     | King's Court                                  | 130 Slade Apartments                        |
| Twin Lakes Apartments                         | Hillcrest Apartments                          | Greenspring Apartments                      |
| Bonnie Ridge Apartments<br>Community Building | Balmoral Apartments                           | Pomona                                      |
| Morningside Senior<br>Apartments              | United Chesapeake Center<br>Senior Apartments | Canterbury Apartments<br>Community Building |

---

## RECREATIONAL, COMMUNITY AND EDUCATIONAL FACILITIES

---

|                                                      |                                                              |                                                       |
|------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------|
| Epworth United Methodist Church                      | Baltimore Hebrew Congregation Park and Recreational Facility | Randallstown Elementary School                        |
| Rte. 15 South SHA Welcome Center                     | Bell/Lincoln Middle & High School                            | The SEED School, Baltimore City, MD                   |
| First Baptist Church of Lansdowne                    | Washington D.C.                                              | Harford County Higher Education and Technology Center |
| Beth Tfiloh Day School Expansion                     | Baltimore Hebrew Congregation Day School                     | Greek Orthodox Cathedral of the Annunciation          |
| University of Maryland Baltimore Campus Streetscapes | Essex Elementary School                                      | University of Maryland Health Sciences Library        |
|                                                      | Expansion of Marshy Point Park                               |                                                       |
|                                                      | Kramer Middle School Washington D.C.                         |                                                       |

---

## INDUSTRIAL PARKS AND SITES

---

|                             |                                 |                               |
|-----------------------------|---------------------------------|-------------------------------|
| Vulcan Hart Plant Expansion | Federal Armored Express         | Baltimore Spice Company       |
| Ryder Truck Company         | Maryland Cup Company            | Eastern Landfill Fuel Station |
| Pulaski Industrial Park     | SHA Princess Anne Shop Addition | Security Industrial Park      |
| White Truck Company         | Canton Industrial Park          | Nabisco Company               |
| Hertz-Penske Truck Leasing  | Owl Corporation                 | Swan Secure Products          |

---

## OFFICE BUILDINGS AND BANKS

---

|                               |                                 |                                 |
|-------------------------------|---------------------------------|---------------------------------|
| Beacham Square Office Complex | Providence Road Office Building | North Plaza Office Building     |
| Security Office Park          | Charles Towson Office Building  | First National Bank of Maryland |
| Pikesville Plaza Building     | Greenspring Station             | Bosley Building (Towson)        |

---

## FEDERAL GOVERNMENT

---

|                          |                                              |                                     |
|--------------------------|----------------------------------------------|-------------------------------------|
| Ft. Drum, N.Y. Charrette | 91 <sup>ST</sup> . MP BN. HQ. Ft. Drum, N.Y. | Steam Line Replacement Aberdeen, MD |
|--------------------------|----------------------------------------------|-------------------------------------|

## Richard Smith

---

**From:** Andrea Lake  
**Sent:** Friday, January 29, 2010 3:27 PM  
**To:** Richard Smith  
**Cc:** Raymond Hopkins  
**Subject:** RE: Rendering for Kingdom Hall

Dick-

PETITIONER'S EXHIBIT 3-A

Here's a list of typical plant material we could use in this plan:

**-Large Deciduous Trees**

- Gleditsia triacanthos var. inermis / Thornless Honeylocust
- Quercus rubra / Northern Red Oak
- Ulmus americana / American Elm (Dutch Elm Disease resistant varieties)
- Platanus x acerifolia / London Planetree

**-Ornamental Trees**

- Malus spp. / Crabapple species
- Cercis canadensis / Eastern Redbud
- Lagerstroemia spp. / Crape myrtle species

**-Evergreen Trees**

- Cupressocyparis leylandii / Leyland Cypress (screening along parking lot)
- Picea abies / Norway Spruce
- Ilex opaca / American Holly

**-Shrubs**

- Nandina domestica / Compact Nandina
- Viburnum carlesii / Koreanspice Viburnum
- Juniperus chinensis / Chinese juniper
- Ilex verticillata / Winterberry Holly
- Hydrangea quercifolia / Oak-Leaf Hydrangea

**-Groundcover**

- Liriope muscari / Big Blue Liriope
- Juniperus horizontalis / Blue Rug Juniper
- Ornamental Grasses (several species)

Please let me know if you have any questions or concerns. Thanks!!

**Andrea E. Lake, CA, LEED AP**  
*Land Development Practice*

---

KCI TECHNOLOGIES, INC.

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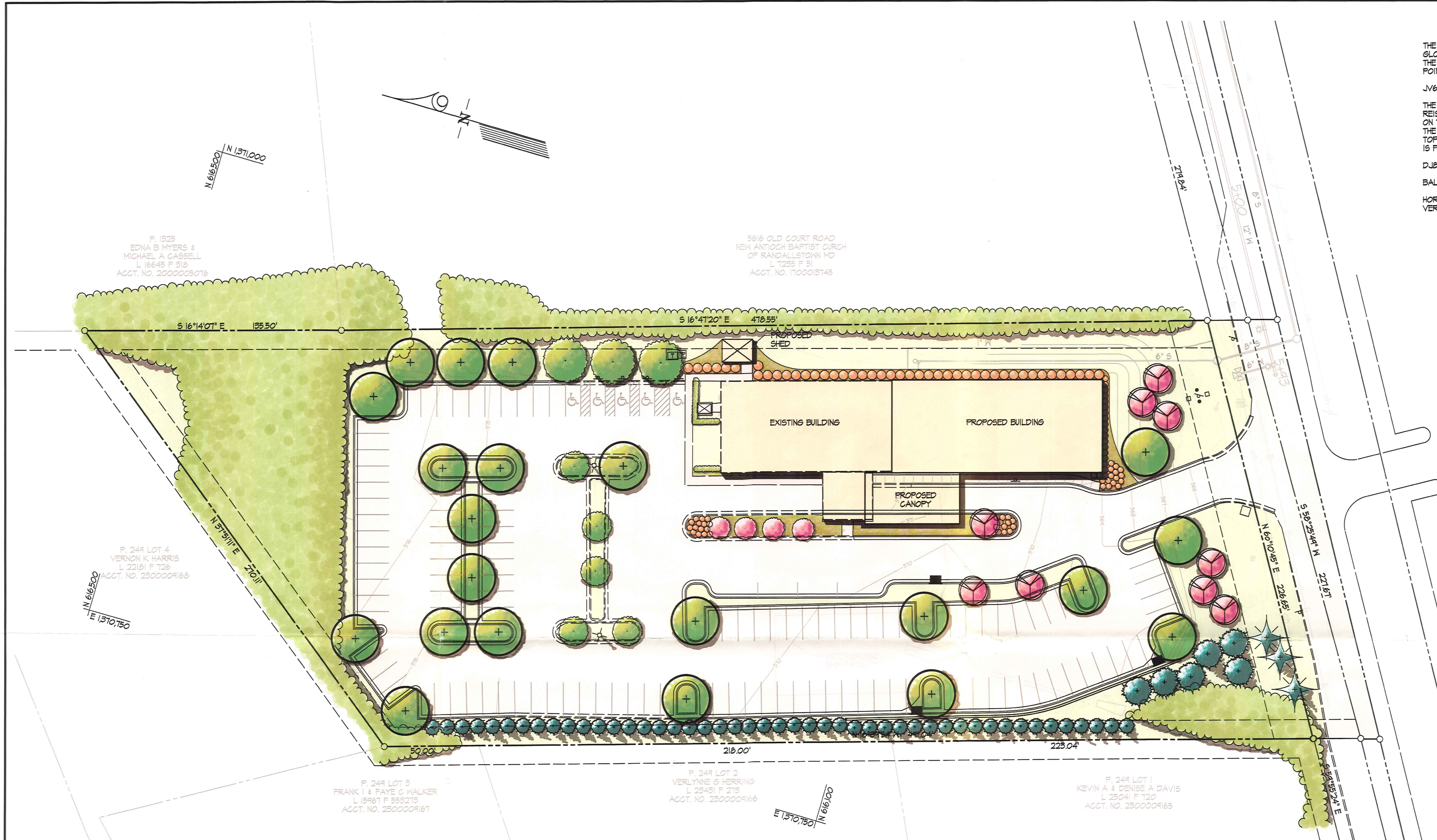
**From:** Richard Smith  
**Sent:** Friday, January 29, 2010 3:06 PM  
**To:** Andrea Lake; Raymond Hopkins  
**Subject:** RE: Rendering for Kingdom Hall

Andrea,

PLOTTED: 02/17 PM on Thursday, January 28, 2010  
BY: Andrew Lake Division: P086 Land Develop. GMA Emp.  
FILE: M:\2008\01082892\Drawings\U-CXZ-LP-LANDSCAPE PLAN.dgn

#### SITE DATA

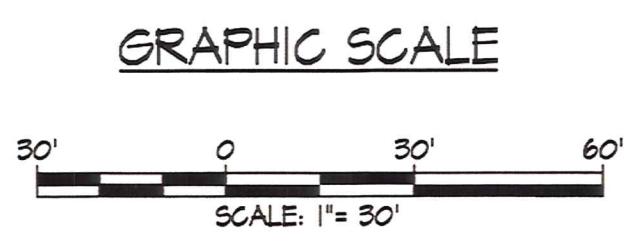
1. SITE ADDRESS: 5624 OLD COURT ROAD  
BALTIMORE, MD 21244
2. ELECTION DISTRICT: 2
3. COUNCILMANIC DISTRICT: 4
4. CENSUS TRACT: 4025.03
5. DEED REF: 8899/507
6. TAX MAP: T1 PARCEL: 1326
7. PROPERTY TAX ACCOUNT NO: 2000006585
8. PROPERTY OWNER: RANDAL-WOOD CORPORATION  
5624 OLD COURT ROAD  
BALTIMORE, MARYLAND 21244
9. TOTAL SITE AREA: 2.8455 AC.
10. SITE IS LOCATED WITHIN THE PATAPSCO WATERSHED DRAINAGE AREA.  
SEWER SUB SHED:
11. SETBACKS:  
FRONT YARD: 50'  
SIDE YARD: 20'  
REAR YARD: 30'
12. ZONING: DR 3.5 DENSITY RESIDENTIAL
13. PARKING:  
TOTAL PARKING REQUIRED: 90 SPACES  
TOTAL PARKING PROVIDED: 143 SPACES
14. THIS SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE  
500-YEAR FLOOD PLAIN) AS SHOWN ON FIRM MAP NO. 2400100360P,  
DATED SEPTEMBER 26, 2009.



LANDSCAPE PLAN  
SCALE: 1" = 30'

#### MINIMUM LANDSCAPE REQUIREMENTS

| REQUIRED PLANTING             |                                      |            |                                                  |         | PROPOSED PLANTING                  |           |                   |         |          |
|-------------------------------|--------------------------------------|------------|--------------------------------------------------|---------|------------------------------------|-----------|-------------------|---------|----------|
| CONDITION                     | DESCRIPTION                          | QUANTITY   | COMMENT                                          | TOTAL   | DESCRIPTION                        | QUANTITY  | EQUIVALENT        | TOTAL   |          |
| A                             | ADJACENT ROADS                       | 221 LF     | 1 PU PER 40 LF                                   | 6.0 PU  | MAJOR DECIDUOUS TREE               | 29 (8 EX) | 1 PU PER 1 TREE   | 29.0 PU |          |
| A                             | INTERIOR ROADS                       | 420 LF     | 1 PU PER 20 LF                                   | 21.0 PU | MINOR DECIDUOUS TREE               | 19 (4 EX) | 1 PU PER 2 TREES  | 6.5 PU  |          |
| B                             | PARKING LOTS (PERIMETER LANDSCAPING) | 456 LF     | 1 PU PER 20 LF                                   | 41.0 PU | EVERGREEN TREE                     | 54 (3 EX) | 1 PU PER 2 TREES  | 27.0 PU |          |
| B                             | PARKING LOTS (INTERIOR LANDSCAPING)  | 143 SPACES | 1 PU PER 12 PARKING SPACES<br>1% OF PARKING AREA | 12.0 PU | SHRUBS                             | 106       | 1 PU PER 5 SHRUBS | 21.2 PU |          |
| H                             | GROUND MOUNTED HVAC                  | 23 LF      | 1 PU PER 15 LF                                   | 1.5 PU  | GROUND COVER / PERENNIAL BED       | 2063 SF   | 1 PU PER 500 SF   | 4.1 PU  |          |
| J                             | RETAINING WALLS                      | 182 LF     | 1 PU PER 15 LF                                   | 12.0 PU | EXISTING WOODS (CLASS A SCREENING) | 768 LF    | 1 PU PER 15 LF    | 51.2 PU |          |
| TOTAL REQUIRED PLANTING UNITS |                                      |            |                                                  | 94.5 PU | TOTAL REQUIRED PLANTING UNITS      |           |                   |         | 139.0 PU |



ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS  
**KCI**  
TECHNOLOGIES  
936 RIDGEBROOK ROAD  
SPARKS, MARYLAND 21152  
TELEPHONE: (410) 316-7800  
FAX: (410) 316-7818

| REVISIONS |      |             |    | DATE |
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LANDSCAPE PLAN  
**JEHOVAH'S WITNESS  
KINGDOM HALL EXPANSION**  
ELECTION DISTRICT: C2  
BALTIMORE COUNTY, MARYLAND

DRAWING NO.  
**C-8**  
SHEET 8 OF 8  
KCI JOB NUMBER  
01082892

#### BENCHMARK DATA

THE HORIZONTAL AND VERTICAL DATUMS ARE BASED  
GLOBAL POSITIONING SATELLITE OBSERVATIONS FROM  
THE FOLLOWING NATIONAL GEODETIC SURVEY CONTROL  
POINTS:

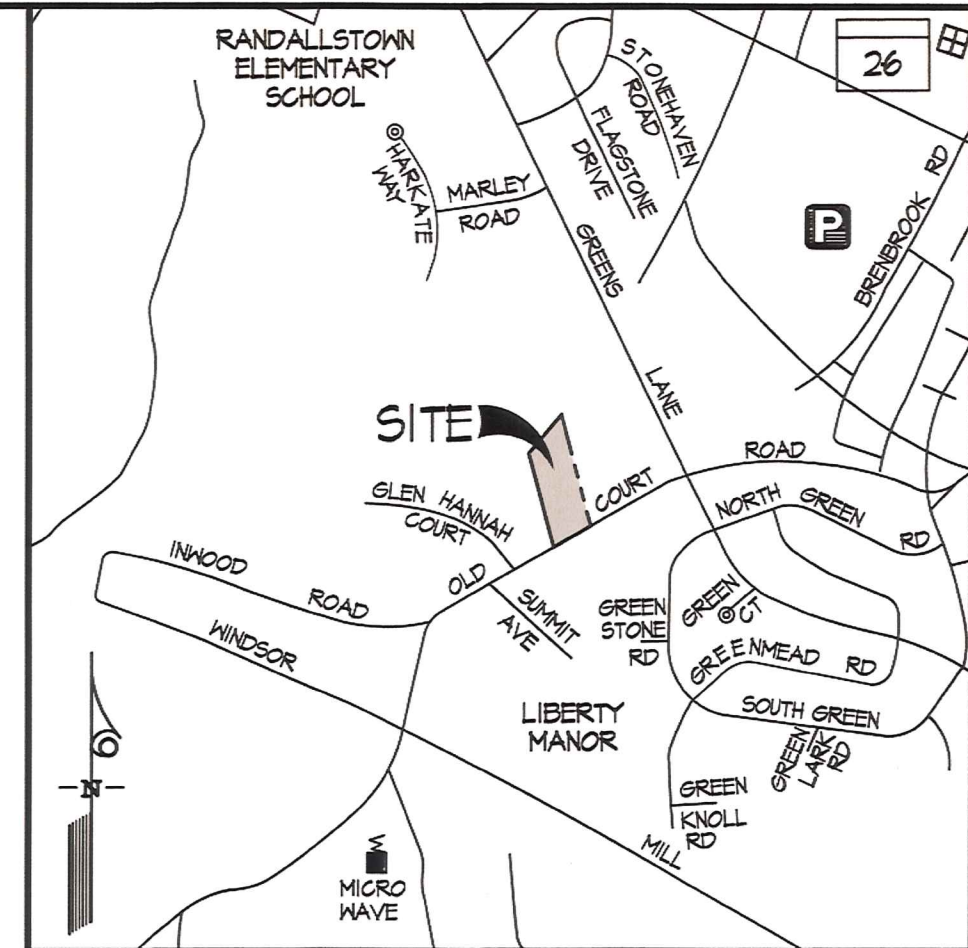
JV6663 N 641024.151 E 1377495.705 EL. 531.460

THE STATION IS LOCATED ABOUT 5.0 MI SOUTHEAST OF  
REISTERSTOWN, 8.9 MI WEST NORTHWEST OF TOWSON  
ON THE GROUNDS OF THE ROSENWOOD STATE CENTER.  
THE STATION MARK IS A STANDARD 105 DISK SET IN THE  
TOP OF A 1.001 FT ROUND CONCRETE MONUMENT WHICH  
IS FLUSH WITH THE SURFACE OF THE GROUND.

DJ8886 N 631314.092 E 1423453.981 EL. 528.103

BALTIMORE COUNTY C.O.R.S. STATION

HORIZ NAD 83/91  
VERT NAVD 88



VICINITY MAP  
SCALE: 1" = 1000'

#### LEGEND

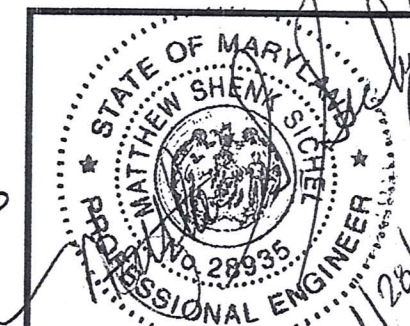
- EX. INDEX CONTOUR
- EX. MINOR CONTOUR
- RIGHT-OF-WAY
- PROPERTY LINE
- EX. EASEMENT LINE
- EX. CURB AND GUTTER
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. WATER
- EX. GAS
- EX. OVERHEAD ELECTRIC
- EX. UNDERGROUND TELEPHONE
- EX. WATER VALVE
- EX. FIRE HYDRANT
- EX. MANHOLE
- EX. UTILITY POLE
- EX. INLET
- EX. TREE
- EX. WOODS LINE
- PROP. CONTOUR
- PROP. CONCRETE WALK
- PROP. CURB AND GUTTER
- PROP. BUILDING
- PROP. MANHOLE
- PROP. INLET
- PROP. WATER
- PROP. WATER VALVE
- PROP. FIRE HYDRANT
- PROP. SANITARY SEWER
- PROP. SHADE TREE
- PROP. ORNAMENTAL TREE
- PROP. EVERGREEN TREE
- PROP. SHRUBS
- PROP. GROUND COVER

PLOTTED: 02:36 PM on Thursday, January 28, 2010  
BY: Jessica Connors Division: P086 Land Develop GMA Emp  
FILE: W:\2009\03\28\282\Drawings\10-VARIANCE REQUEST PLAN.dgn

- LEGEND**
- EXISTING IMPROVEMENTS / CONDITIONS
  - PROPOSED IMPROVEMENTS / CONDITIONS
  - EX. TREE LINE
  - EX. TREE
  - EX. LIGHT POLE
  - EX. CURB & GUTTER
  - EX. PARKING SPACES
  - PROP. CURB & GUTTER
  - PROPOSED PARKING
  - TRAFFIC FLOW ARROWS



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28435  
EXPIRATION DATE 1/5/11.



**KCI TECHNOLOGIES**  
ENGINEERS  
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936 RIDGEBROOK ROAD  
SHARPS, MARYLAND 21152  
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FAX: (410) 316-7818

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DATE  
1/28/10  
SCALE  
1" = 40'  
DESIGNED BY  
RLS  
DRAWN BY  
CHC

**PLAN TO ACCOMPANY A REQUEST FOR A SPECIAL HEARING**  
**KINGDOM HALL CHURCH**  
**JEHOVAH'S WITNESS**  
5624 OLD COURT ROAD  
ELECTION DISTRICT: 2, C4 BALTIMORE COUNTY, MARYLAND

DRAWING NO.  
**C-1**  
SHEET 1 OF 1  
KCI JOB NUMBER  
01082892

**OWNER & PETITIONER**  
RANDAL-WOOD CORPORATION  
5624 OLD COURT ROAD  
BALTIMORE, MARYLAND 21244-1145  
ATTN: MR. CLIFF GRIFFIN

- RTA NOTES**
- ALL DWELLINGS AND VACANT LOTS OF RECORD OF LESS THAN 2.0 ACRES THAT CREATE AN RTA ON-SITE ARE SHOWN WITH THE RTA DISTANCE LINES, SETBACKS AND BUFFERS.
  - RTA SHOWN FOR EXISTING STRUCTURES USING CURRENT RTA REGULATIONS.

**WAIVERS GRANTED**

- BALTIMORE COUNTY DEPT. OF PUBLIC WORKS WAIVER (M-42-28 APPROVED FEB. 21, 1992) NOT TO PROVIDE ROAD IMPROVEMENTS ALONG OLD COURT ROAD.

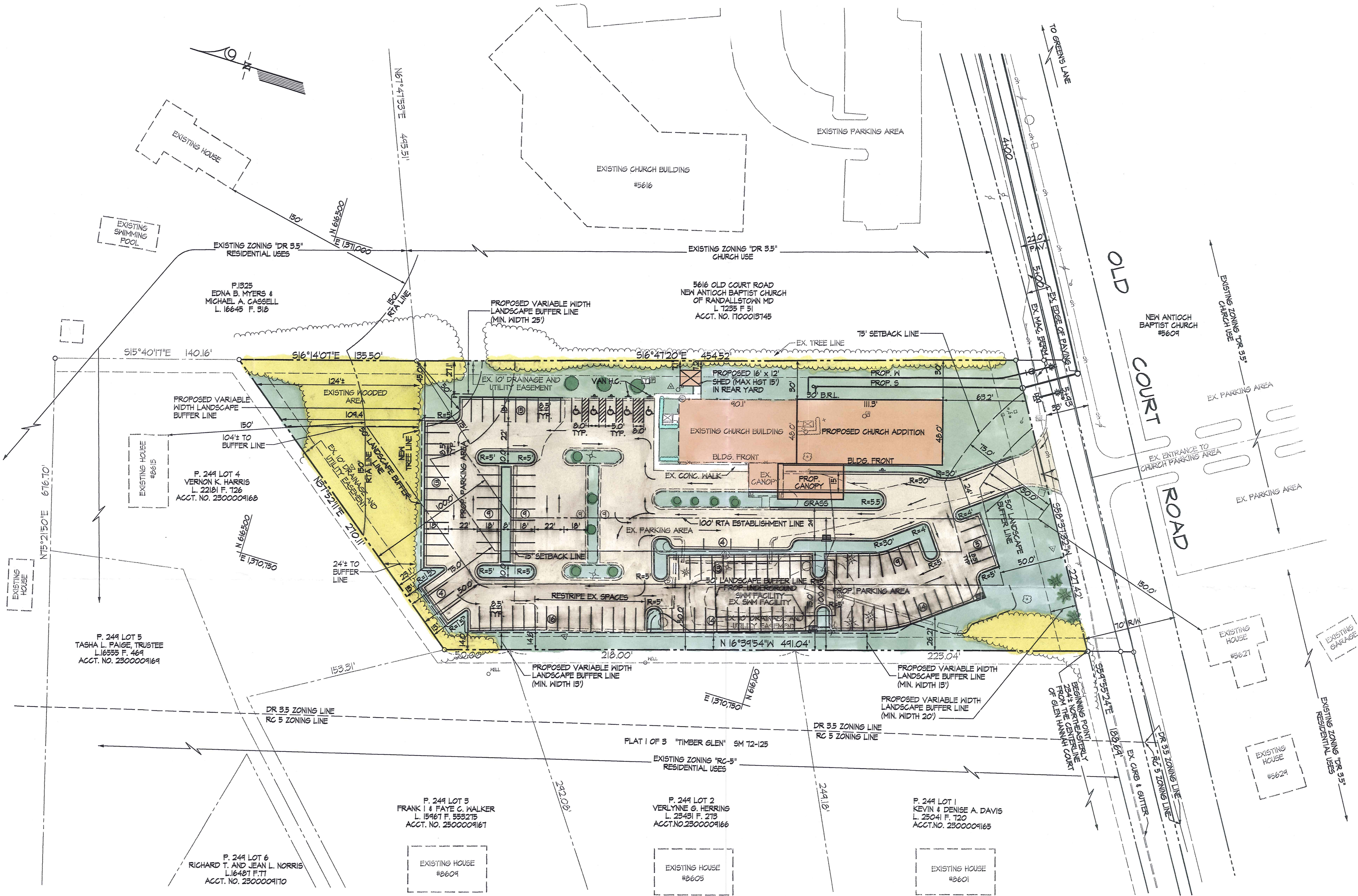
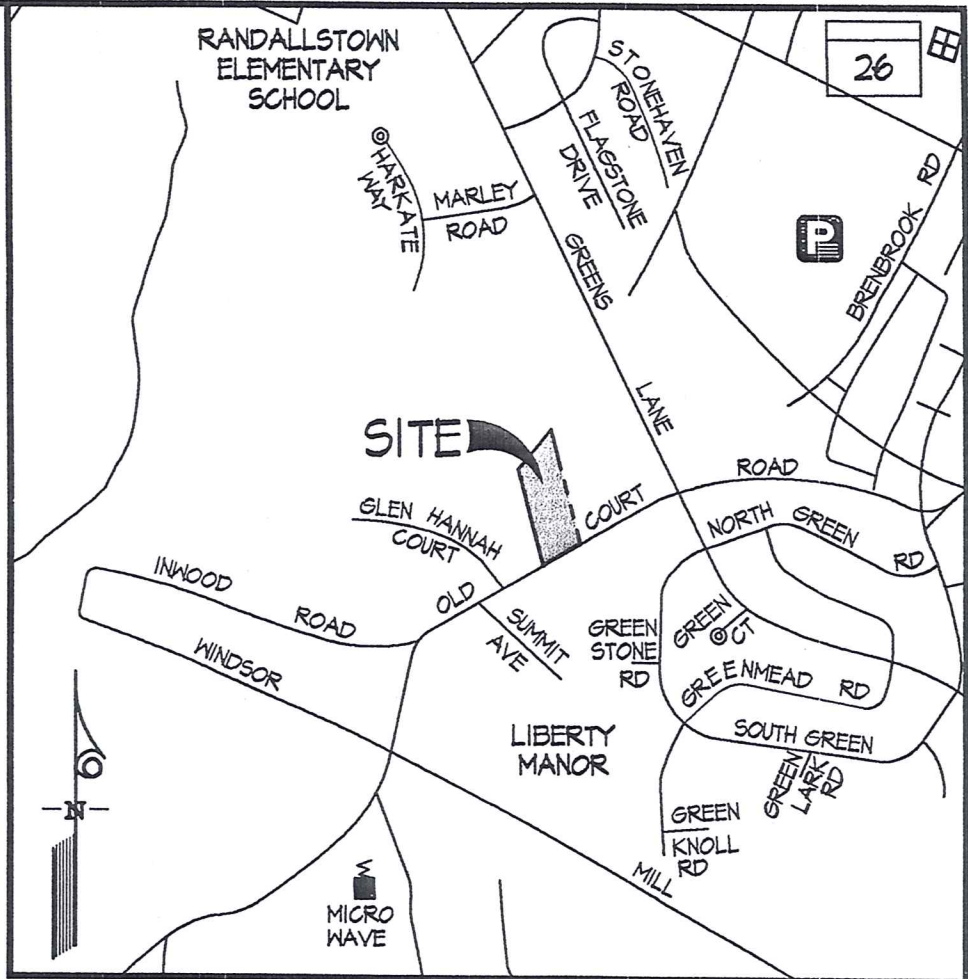
- THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
- THE PROPERTY IS NOT A HISTORIC PROPERTY.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- ALL PARKING BAYS AND DRIVE AISLES WILL BE PAVED (DURABLE DUSTLESS SURFACE) AND PERMANENTLY STRIPED.
- SITE WILL HAVE PUBLIC WATER AND SEWER (NOW ON WELL AND SEPTIC SYSTEM).

- OFF-STREET PARKING DATA:**
- EXISTING CHURCH SEATING = 220 SEATS REQUIRING 55 SPACES (1/4 SEATS)
  - PROPOSED CHURCH ADDITION SEATING = 400 SEATS REQUIRING 100 SPACES (1/4 SEATS)
  - PARKING PROPOSED = 145 SPACES (INCLUDING 4 HANDICAP SPACES)

- GENERAL NOTES**
- AREA OF PROPERTY = 2.123 ACRES±
  - EXISTING USE: CHURCH
  - EXISTING ZONING: DR 3.5
  - PROPOSED USE: CHURCH
  - ON-SITE LIGHTING SHALL BE ARRANGED AND SHIELDED AS TO CONFINE ALL DIRECT LIGHT ENTIRELY WITHIN THE BOUNDARY LINE OF THE SITE AND TO PREVENT REFLECTED LIGHT RAYS FROM SHINING OR GLARING ONTO ANY PORTION OF ANY ADJACENT MOTORWAY OR INTO THE PATH OF INCOMING VEHICLES.
  - ALL SIGNAGE WILL COMPLY WITH SECTION 450 OF THE B. & E. Z. R. AND ALL ZONING POLICIES.
  - OFF-STREET PARKING DATA:

- SITE DATA**
- PDN No. 11-490
  - CRS No. 91355 - APPROVED 4/23/92; 1st AMENDED PLAN - (REFINEMENT) APPROVED 1/6/93
  - ELECTION DISTRICT: 2
  - COUNCILMANIC DISTRICT: 4
  - CENSUS TRACT: 4025.03
  - DEED REF: 8849/501
  - PROPERTY TAX ACCOUNT NO: 2000006585

**VICINITY MAP**  
SCALE: 1" = 1000'



**SITE PLAN**  
SCALE: 1" = 40'

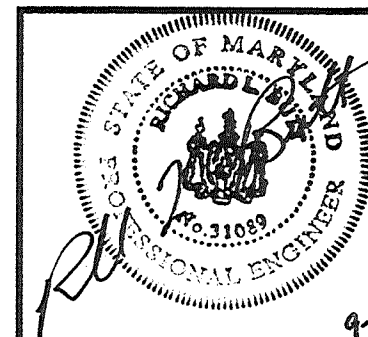
PETITIONER'S EXHIBIT #1

PLOTTED: 04-04 PM on Monday, August 31, 2009  
FILE: M:\2008\01082892\Drawings\12-VARIANCE REQUEST PLAN.dwg

- LEGEND**
- EXISTING IMPROVEMENTS / CONDITIONS
  - PROPOSED IMPROVEMENTS / CONDITIONS
  - EX. TREE LINE
  - EX. TREE
  - EX. LIGHT POLE
  - EX. CURB & GUTTER
  - EX. PARKING SPACES
  - PROP. CURB & GUTTER
  - PROPOSED PARKING
  - TRAFFIC FLOW ARROWS



**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31024  
EXPIRATION DATE 11/21/10.



**KCI TECHNOLOGIES**  
ENGINEERS  
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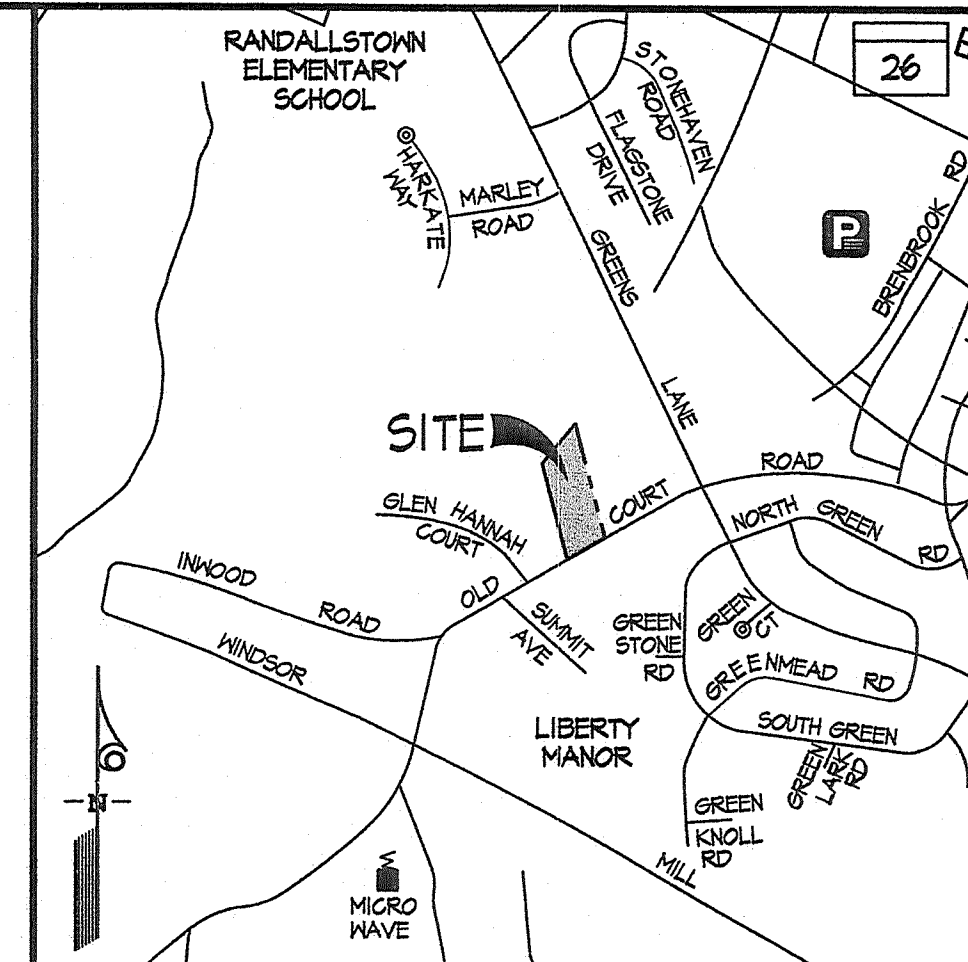
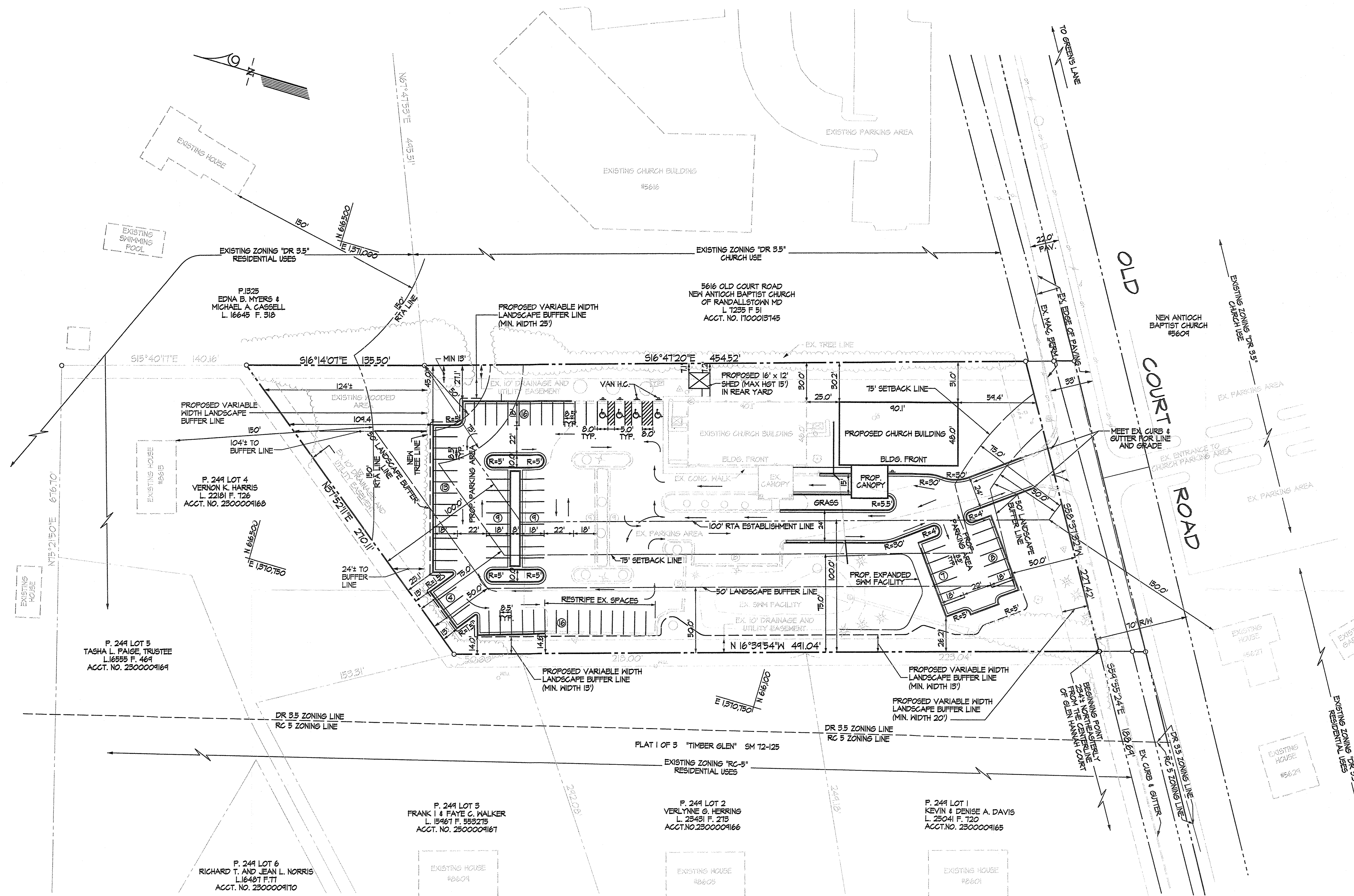
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| DATE        | 8/31/09  |
| SCALE       | 1" = 40' |
| DESIGNED BY | RLS      |
| DRAWN BY    | CHC      |

**OWNER & PETITIONER**  
RANDAL-WOOD CORPORATION  
5624 OLD COURT ROAD  
BALTIMORE, MARYLAND 21244-1145  
ATTN: MR. CLIFF GRIFFIN

**PLAN TO ACCOMPANY A REQUEST FOR A SPECIAL HEARING**  
**KINGDOM HALL CHURCH**  
**JEHOVAH'S WITNESS**  
5624 OLD COURT ROAD  
ELECTION DISTRICT: C2 BALTIMORE COUNTY, MARYLAND

DRAWING NO.  
**C-1**  
SHEET 1 OF 1  
KCI JOB NUMBER  
01082892



**VICINITY MAP**  
SCALE: 1" = 1000'

**SITE DATA**

- PDM No. 11-440
- CRG No. 91555 - APPROVED 4/23/92; 1st AMENDED PLAN - (REFINEMENT) APPROVED 1/6/93
- ELECTION DISTRICT: 2
- COUNCILMANIC DISTRICT: 4
- CENSUS TRACT: 4025.03
- DEED REF: 8899/501
- PROPERTY TAX ACCOUNT NO: 2000006585

**GENERAL NOTES**

- AREA OF PROPERTY = 2.225 ACRES±
- EXISTING USE: CHURCH
- EXISTING ZONING: DR 3.5
- PROPOSED USE: CHURCH
- ON-SITE LIGHTING SHALL BE ARRANGED AND SHIELDED AS TO CONFINE ALL DIRECT LIGHT ENTIRELY WITHIN THE BOUNDARY LINE OF THE SITE AND TO PREVENT REFLECTED LIGHT RAYS FROM SHINING OR GLARING ONTO ANY PORTION OF ANY ADJACENT MOTORWAY OR INTO THE PATH OF INCOMING VEHICLES.
- ALL SIGNAGE WILL COMPLY WITH SECTION 450 OF THE B. & E. R. AND ALL ZONING POLICIES.
- OFF-STREET PARKING DATA:
  - A. EXISTING CHURCH SEATING = 220 SEATS REQUIRING 55 SPACES (1/4 SEATS)
  - B. PROPOSED CHURCH SEATING = 400 SEATS REQUIRING 100 SPACES (1/4 SEATS)
  - C. PARKING PROPOSED = 113 SPACES (INCLUDING 5 HANDICAP SPACES)
- THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
- THE PROPERTY IS NOT A HISTORIC PROPERTY.
- THE PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- ALL PARKING BAYS AND DRIVE AISLES WILL BE PAVED (DURABLE DUSTLESS SURFACE) AND PERMANENTLY STRIPED.
- SITE WILL HAVE PUBLIC WATER AND SEWER (NOW ON WELL AND SEPTIC SYSTEM).

**WAIVERS GRANTED**

- BALTIMORE COUNTY DEPT. OF PUBLIC WORKS WAIVER (M-42-26 APPROVED FEB. 21, 1992) NOT TO PROVIDE ROAD IMPROVEMENTS ALONG OLD COURT ROAD.

**RTA NOTES**

- ALL DWELLINGS AND VACANT LOTS OF RECORD OF LESS THAN 2.0 ACRES THAT CREATE AN RTA ON-SITE ARE SHOWN WITH THE RTA DISTANCE LINES, SETBACKS AND BUFFERS.
- RTA SHOWN FOR EXISTING STRUCTURES USING CURRENT RTA REGULATIONS.