

IN RE: PETITION FOR VARIANCE

NW/side of Old Court Road, 234' NE from
c/line of Glen Hannah Court
2nd Election District
4th Councilmanic District
(5624 Old Court Road)

Randall-Wood Corporation
Petitioner

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

CASE NO. 2012-0027-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of a Petition for Variance filed by Clifton E. Griffin, Jr., Chairman of Randall-Wood Corporation. Petitioner is requesting Variance relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a 20' rear setback in lieu of the required 30'. The subject property and requested relief are more fully described on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Clifton E. Griffin, Jr., Chairman, Randall-Wood Corporation, James Greene, Bernard Stokes, Jr., Tyrone Pope, Sr. and Raymond J. Hopkins; and David Flowers of KCI Technologies, the consulting firm who prepared the site plan for the property. Also appearing was Sheldon H. Levitt, Esquire with Wingrad, Hess, Friedman & Levitt, LLC, counsel for Petitioner. The file reflects that the hearing was properly advertised and the property posted. No Protestants attended the hearing, nor were any letters of protest or objection received by this Office.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date

9-14-11

By

193

Attorney Levitt proffered the testimony of Mr. Griffin and that of Mr. Flowers, who was qualified as an expert in development and the Baltimore County zoning regulations as they relate to this matter.

On behalf of Mr. Flowers, counsel proffered that the special hearing for the new addition to the side of the existing structure allowed for the use of existing plumbing; hence the need for this minor addition to be placed in the rear of the property. If the variance is not granted, Petitioner will be required to redesign and replan that which has already been approved. He further would have given his opinion that the Petitioners site was, in size in shape, configured uniquely in relation to other lots in the immediate area. In addition, the existing stormwater management facilities are located beneath the existing parking lot; and thereby also limit and render unique the use and expansion of the property.

Counsel further offered on behalf of Petitioner and Mr. Flowers that, even if the variance is granted, the present buffer between the site and its rear neighbor, consisting of existing evergreen pine trees and a fence, would be untouched and its effectiveness unhindered. There would still remain 119 feet to the neighboring closest structure. In sum, the requested variance would (Flowers would opine) clearly be in conformance with the spirit and intent of the Baltimore County Zoning Regulations.

Based upon the uncontroverted testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner.

ORDER RECEIVED FOR FILING

Date

9-14-11

By

103

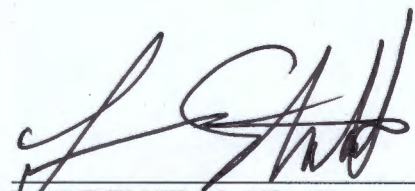
Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

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 variance request should be granted.

THEREFORE, IT IS ORDERED this 14TH day of September, 2011 by this Administrative Law Judge that Petitioner's Variance request from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a 20' rear setback in lieu of the required 30', be and is hereby GRANTED, subject to the following:

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.

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



LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/dlw

ORDER RECEIVED FOR FILING

Date

9-14-11

By

93



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

September 14, 2011

Sheldon H. Levitt, Esquire
Wingrad, Hess, Friedman & Levitt, LLC
400 Redland Court, Suite 212
Owings Mills, Maryland 21117

RE: PETITION FOR VARIANCE

NW/side of Old Court Road, 234' NE from c/line of Glen Hannah Court
(5624 Old Court Road)
2nd Election District - 4th Council District
Randall-Wood Corporation - Petitioner
CASE NO. 2012-0027-A

Dear Mr. Levitt:

Enclosed please find a copy of the decision rendered in the above-captioned matter

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS:dlw
Enclosure



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 5624 Old Court Road
which is presently zoned DR 3.5

Deed Reference: 8899 / 507 Tax Account # 2000006585

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 Variance from Section(s)

1B01.2C.1.a to permit an addition with a 20' rear setback in lieu of the required 30'

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

Because of the mechanics of adding to the existing structure, the mechanical room had to be added to the rear of the structure in order to provide space for a reconfigured bathroom and internal structure.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Sheldon H. Levitt

Name - Type or Print

Signature

Wingrad, Hess, Friedman & Levitt, LLC

Company
400 Redland Ct., Suite 212 (410)581-0600

Address Telephone No.

Owings Mills MD 21117

City State Zip Code

Legal Owner(s):

Randall-Wood Corporation

Name - Type or Print

Signature

Clifton E. Griffin, Jr. (Chariman)

Name - Type or Print

Signature

5624 Old Court Road (410)521-6321

Address Telephone No.

Baltimore MD 21244

City State Zip Code

Representative to be Contacted:

Clifton E. Griffin, Jr.

Name

9 Old Manor Court (410)365-5150

Address Telephone No.

Reisterstown MD 21136

City State Zip Code

Case No. 2012-0027-A
ORDER RECEIVED FOR FILING

REV 8/20/07

Date 9-14-11

By [Signature]

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by [Signature] Date 7.29.11



ISO 9001:2000 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

936 Ridgebrook Road • Sparks, MD 21152 • Phone 410-316-7800 • Fax 410-316-7885

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 2nd Election District, Baltimore County, Maryland.

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



**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: # 2012-0027-A
5624 Old Court Road
N/W side of Old Court Road,
234 feet +/- NE from center-
line of Glen Hannah Court
2nd Election District
4th Councilmanic District
Legal Owner(s):
Randall-Wood Corporation
Variance: to permit an ad-
dition with a 20 foot rear
setback in lieu of the re-
quired 30 feet.
Hearing: Thursday, Sep-
tember 1, 2011 at 11:00
a.m. in Room 205, Jeffer-
son Building, 105 West
Chesapeake Avenue,
Towson 21204.

ARNOLD JABLON, DIRECTOR
OF PERMITS, APPROVALS
AND INSPECTIONS FOR
BALTIMORE COUNTY

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

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

JT/8/685 Aug 16 283888

CERTIFICATE OF PUBLICATION

8/18/, 2011

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 8/16/, 2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Hearing 9/1/11

2012-0027-A

RE: Case No.: _____

Petitioner/Developer: _____

Kingdom Hall of Jehovah's Witness
Randall-Wood Corporation

September 1, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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

August 17, 2011

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,

SSG Robert Black

August 19, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

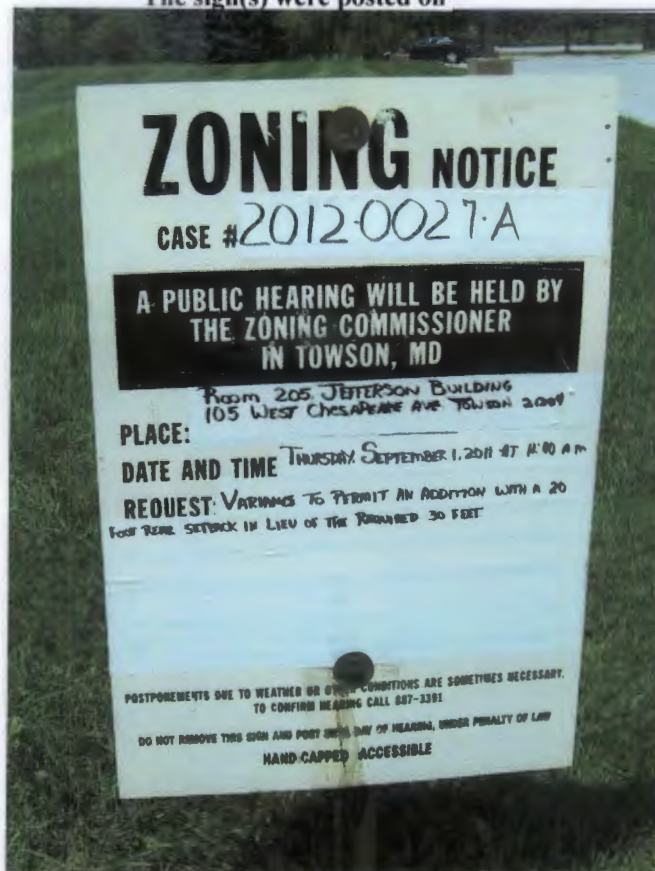
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 16, 2011 Issue - Jeffersonian

Please forward billing to:

Clifton Griffin, Jr.
Randall-Wood Corporation
9 Old Manor Court
Reisterstown, MD 21136

410-365-5150

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0027-A

5624 Old Court Road

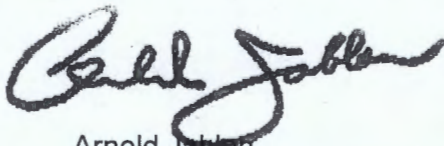
NW side of Old Court Road, 234 feet +/- NE from centerline of Glen Hannah Court

2nd Election District – 4th Councilmanic District

Legal Owners: Randall-Wood Corporation

Variance to permit an addition with a 20 foot rear setback in lieu of the required 30 feet.

Hearing: Thursday, September 1, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

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

August 10, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2012-0027-A

5624 Old Court Road

N/W side of Old Court Road, 234 feet +/- NE from centerline of Glen Hannah Court

2nd Election District – 4th Councilmanic District

Legal Owners: Randall-Wood Corporation

Variance to permit an addition with a 20 foot rear setback in lieu of the required 30 feet.

Hearing: Thursday, September 1, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Sheldon Levitt, 400 Redland Ct., Ste. 212, Owings Mills 21117
Randall-Wood Corporation, Jr., 5624 Old Court Road, Baltimore 21244
Clifton 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 WEDNESDAY, AUGUST 17, 2011.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

**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.

For Newspaper Advertising:

Item Number or Case Number: ~~200~~ 2012 - 00 27 - A

Petitioner: RANDALL-WOOD CORP.

Address or Location: 5624 OLD COURT ROAD

Please Forward Advertising Bill to:

Name: CLIFTON GRIFFIN JR.

Address: 9 OLD MANOR COURT

REISTERSTOWN ROAD MD. 21136

Telephone: 410-365-5150

ZONING
will FILE
OUT



KEVIN KAMENETZ
County Executive

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

August 19 2011

Clifton Griffin, Jr., Chairman
Randall-Wood Corporation
5624 Old Court Road
Baltimore, MD 21244

RE: Case Number 2012-0027-A, 5624 Old Court Road

Dear Mr. Griffin,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 29, 2011. 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:mcn

Enclosures

c: People's Counsel
Clifton Griffin, Jr., 9 Old Manor Court, Reisterstown, MD 21136
Sheldon Levitt, Wingrad, Hess, Friedman & Levitt, LLC 400 Redland Ct. Suite 212,
Owings Mills, MD 21117



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 4, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **August 8, 2011**

Item No.:

Administrative Variance: 2012-0026A, 2012-0028A, 2012-0030A – 0032A.

Variance: 2012-0027A.

Special Hearing: 2012-0029-SPH.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8-9-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2012-0027-A
Variance
Randall Wood Corporation
Clifton Grotlin, Jr. (Chairman)
5624 Old Court Road.

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. 2012-0027-A

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,

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

Steven D. Foster, Chief
Access Management Division

SDF/rz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



9/1 11am
205

RECEIVED

AUG 22 2011

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: August 22, 2011

SUBJECT: DEPS Comment for Zoning Item # 12-027-A
Address 5624 Old Court Road
(Randall-Wood Corporation Property)

Zoning Advisory Committee Meeting of August 8, 2011.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: *Jeff Livingston; Development Coordination*

RE: PETITION FOR VARIANCE
5624 Old Court Road; NW/S Old Court
Road, 234' NE c/line of Glen Hannah Court
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Randall-Wood Corporation
Petitioner(s)

* BEFORE THE
* ADMINISTRATIVE LAW
* JUDGE FOR
* BALTIMORE COUNTY
* 2012-027-A

* * * * *

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.

Peter Max Zimmerman

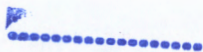
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

AUG 18 2011



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 18th day of August, 2011, a copy of the foregoing Entry of Appearance was mailed to Clifton Griffin, Jr., 9 Old Manor Court, Reisterstown, Maryland 21136 and Shelton H. Levitt, Esquire, 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



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

August 4, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **August 8, 2011**

Item No.:

Administrative Variance: 2012-0026A, 2012-0028A, 2012-0030A – 0032A.

Variance: 2012-0027A.

Special Hearing: 2012-0029-SPH.

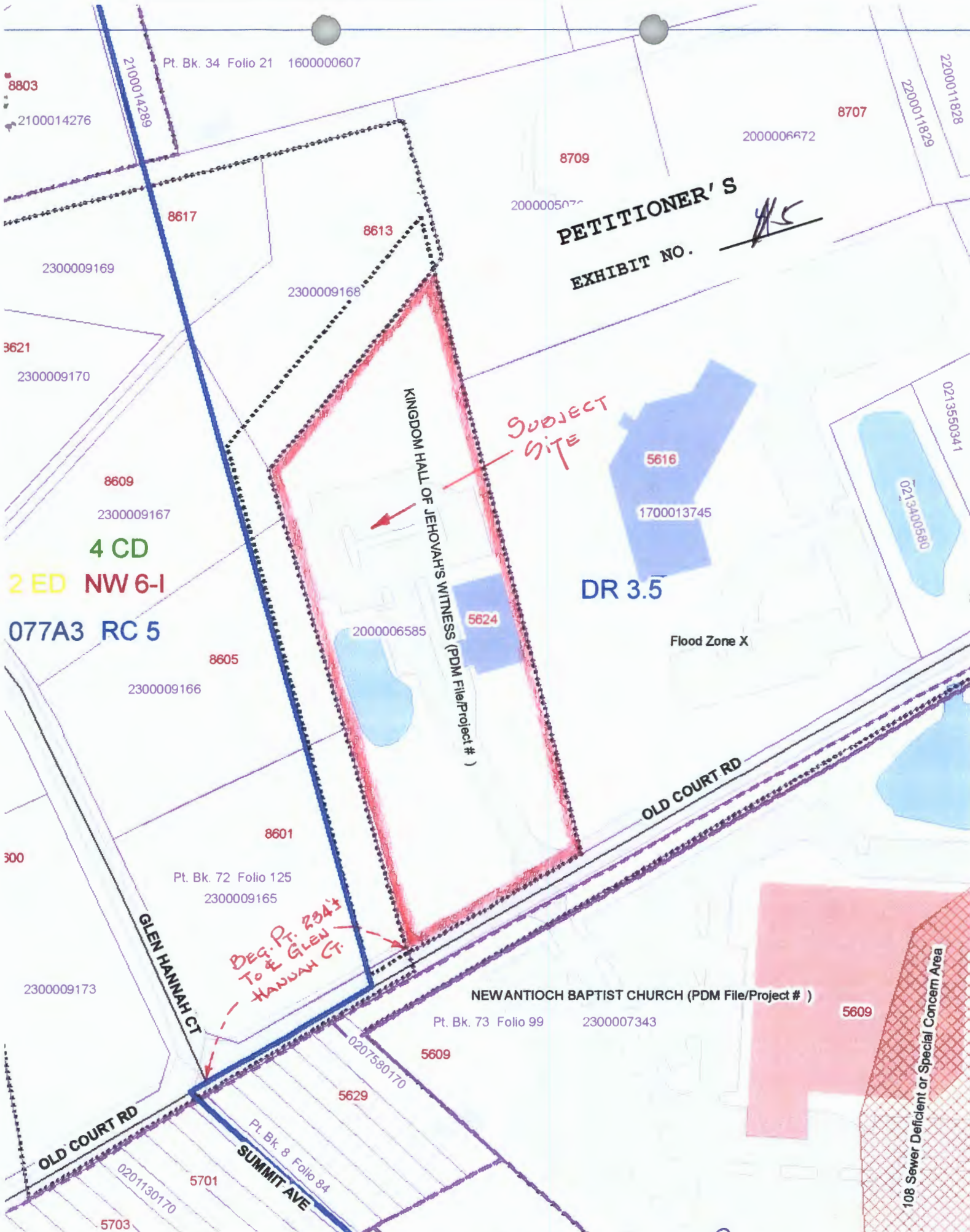
Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

PETITIONER' S

EXHIBIT NO. 4



4 CD
2 ED NW 6-I
077A3 RC 5

PETITIONER'S
EXHIBIT NO. 45

SUBJECT
SITE

DR 3.5

Flood Zone X

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

NEWANTIOCH BAPTIST CHURCH (PDM File/Project #)

108 Sewer Deficient or Special Concern Area

5624 OLD COURT ROAD

PETITIONER'S

EXHIBIT NO. 2



KINGDOM HALL CHURCH

BENCHMARK DATA

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

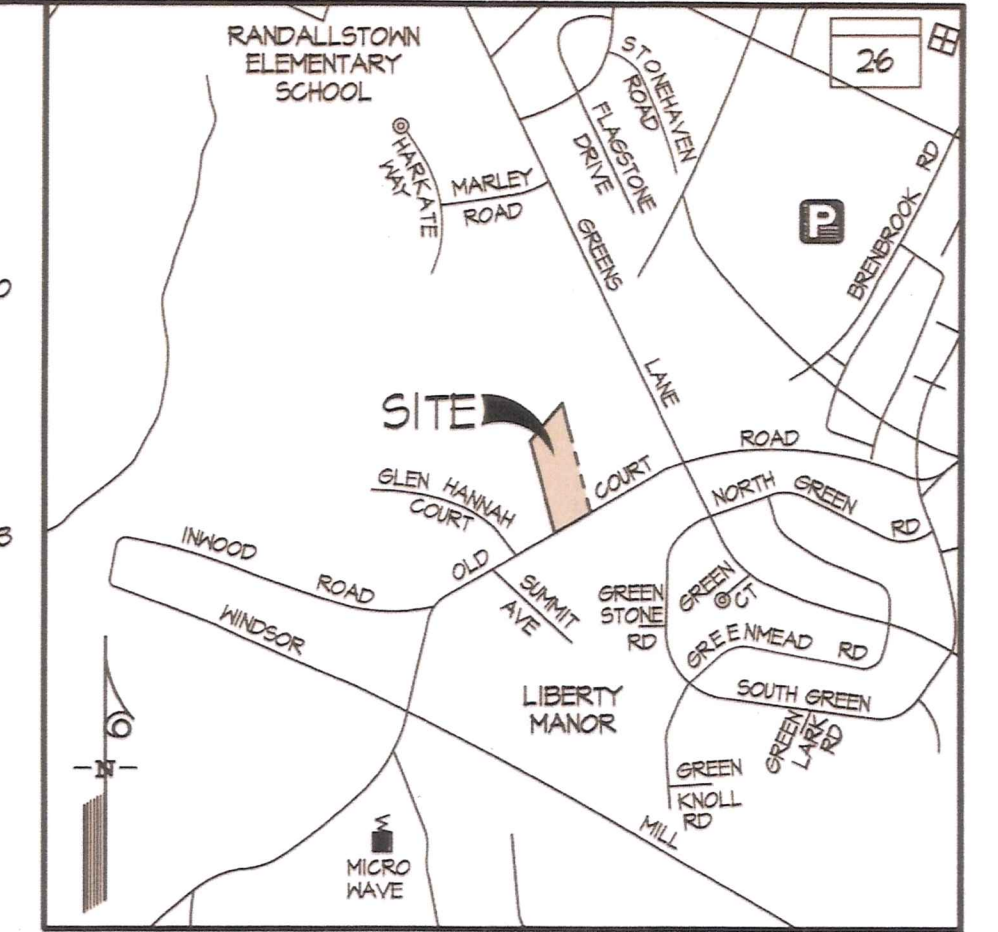
JV6663 N 641,024.151 E 1,371,995.105 EL. 531.460

THE STATION IS LOCATED ABOUT 5.0 MI SOUTHEAST OF REISTERSTOWN, 0.9 MI WEST NORTHWEST OF TOWSON ON THE GROUNDS OF THE ROSENWOOD STATE CENTER. THE STATION MARK IS A STANDARD NGS DISK SET IN THE TOP OF A 1.001 FT ROUND CONCRETE MONUMENT WHICH IS FLUSH WITH THE SURFACE OF THE GROUND.

DJB886 N 631,314.042 E 1,423,453.981 EL. 529.105

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

P. 1325
EDNA B MYERS &
MICHAEL A CASSELL
L 1845 P 312
ACCT. NO. 2000005076

5616 OLD COURT ROAD
NEW ANTIOCH BAPTIST CHURCH
OF RANDALLSTOWN MD
L 1728 P 51
ACCT. NO. 1100015745

P. 248 LOT 4
VERNON K HARRIS
L 22161 P 126
ACCT. NO. 2300009168

P. 248 LOT 2
VERLYNNE G HERRING
L 23481 P 213
ACCT. NO. 2300009168

P. 248 LOT 1
KEVIN A & DENISE A DAVIS
L 25041 P 122
ACCT. NO. 2300009168

PETITIONER'S
EXHIBIT NO. 3

LANDSCAPE PLAN
SCALE: 1" = 30'

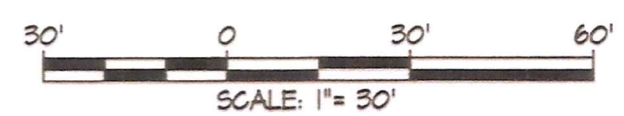
SITE DATA

- SITE ADDRESS: 5624 OLD COURT ROAD
BALTIMORE, MD 21244
- ELECTION DISTRICT: 2
- COUNCILMANIC DISTRICT: 4
- CENSUS TRACT: 4025.03
- DEED REF: 8849/501
- TAX MAP: T1 PARCEL: 1326
- PROPERTY TAX ACCOUNT NO: 2000006585
- PROPERTY OWNER: RANDAL-WOOD CORPORATION
5624 OLD COURT ROAD
BALTIMORE, MARYLAND 21244
- TOTAL SITE AREA: 2.8455 AC.
- SITE IS LOCATED WITHIN THE PATAPSCO WATERSHED DRAINAGE AREA.
SEWER SUB SHED:
- SETBACKS:
FRONT YARD: 50'
SIDE YARD: 20'
REAR YARD: 30'
- ZONING: DR 3.5 DENSITY RESIDENTIAL
- PARKING:
TOTAL PARKING REQUIRED: 90 SPACES
TOTAL PARKING PROVIDED: 143 SPACES
- THIS SITE LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE
500-YEAR FLOOD PLAIN) AS SHOWN ON FIRM MAP NO. 2400100560F,
DATED SEPTEMBER 26, 2006.

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	24 (8 EX)	1 PU PER 1 TREE	24.0 PU	
A	INTERIOR ROADS	420 LF	1 PU PER 20 LF	21.0 PU	MINOR DECIDUOUS TREE	15 (4 EX)	1 PU PER 2 TREES	6.5 PU	
B	PARKING LOTS (PERIMETER LANDSCAPING)	436 LF	1 PU PER 20 LF	47.0 PU	EVERGREEN TREE	54 (3 EX)	1 PU PER 2 TREES	21.0 PU	
B	PARKING LOTS (INTERIOR LANDSCAPING)	143 SPACES	1 PU PER 12 PARKING SPACES 7% OF PARKING AREA	12.0 PU	SHRUBS	106	1 PU PER 5 SHRUBS	21.2 PU	
H	GROUND MOUNTED HYAC	25 LF	1 PU PER 15 LF	1.3 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				99.5 PU	TOTAL REQUIRED PLANTING UNITS				134.0 PU

GRAPHIC SCALE



FOR LANDSCAPEING ONLY



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

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	

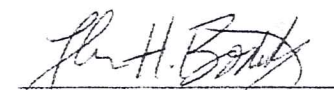
LANDSCAPE PLAN
JEHOVAH'S WITNESS
KINGDOM HALL EXPANSION
ELECTION DISTRICT: C2
BALTIMORE COUNTY, MARYLAND

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 11th 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.
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

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

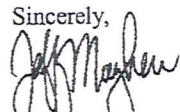
Dear Mr. Hopkins:

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,

Jeff Mayhew
(Acting) Director

JM:LL

c: David Flowers
Arnold Jablon, Director, PAI

KEVIN KAMENETZ
County Executive



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

May 3, 2011

RAYMOND HOPKINS
KCI TECHNOLOGIES
936 RIDGEBROOK ROAD
SPARKS, MARYLAND 21152

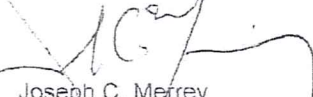
Dear Mr. Hopkins:

RE: Spirit and Intent, 5624 Old Court Road, Addition to existing Building, 2nd Election District

Your letter to Mr. Arnold Jablon, Director, concerning an opinion from this Office regarding case No. 10-101-SPH and the proposed addition has been referred to this Office for reply. The DR 5.5 zone requires a 30-foot rear yard setback for non-residential buildings, as is correctly shown on the hearing site plan in case No. 10-101-SPH. The proposed addition on your current submittal shows a 20-foot rear yard setback. Therefore, A variance is indicated. I would also suggest filing a Special Hearing to update the prior case.

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,


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

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3038
www.baltimorecountymd.gov

CITY OF BALTIMORE
ORDINANCE **10-0986**
Council Bill 10-0497

Introduced by: The Council President
At the request of: The Administration (Department of Public Works)
Introduced and read first time: May 3, 2010
Assigned to: Judiciary and Legislative Investigations Committee
Committee Report: Favorable
Council action: Adopted
Read second time: November 8, 2010

AN ORDINANCE CONCERNING

Metropolitan District of Baltimore County -
Extension 161

For the purpose of consenting to and approving a petition to extend the Metropolitan District of Baltimore County to a certain tract of land; and providing for a special effective date.

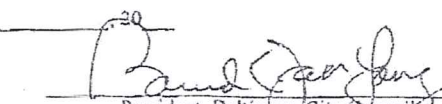
By direction of

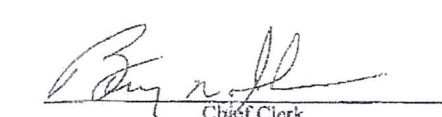
Article 3 - Baltimore County
Sections 498 through 528
Code of Public Local Laws of Maryland
(1955 Everstine Edition)

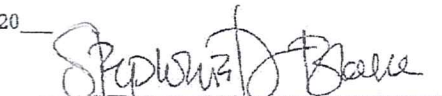
SECTION 1. BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF BALTIMORE, That the Mayor and City Council of Baltimore consents to and approves the petition to extend the Metropolitan District of Baltimore County to a tract of land, consisting of approximately 2.916 acres, located in the 204 Election District of Baltimore County in the vicinity of the north side of Old Court Road, 750 feet west of Greens Lane, as more particularly shown on the plat labeled Extension 161 and filed with the Department of Public Works of Baltimore County.

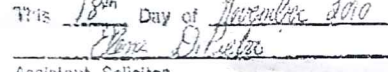
SECTION 2. AND BE IT FURTHER ORDAINED, That this Ordinance takes effect on the date it is enacted.

Council Bill 10-0497

Certified as duly passed this ____ day of _____, 20____

President, Baltimore City Council

Certified as duly received by the Mayor, the Mayor,
this ____ day of _____, 20____

Chief Clerk

Approved this NOV 22 2010, 20____

Mayor, Baltimore City

Approved For Form and Legal Sufficiency
This 12th day of November 2010

Assistant Solicitor

A TRUE COPY
Edward J. Gallagher
Director of Finance

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 1/15/15.

DESIGN & DRAWING BASED
ON THE MARYLAND STATE
COORDINATE SYSTEM (MCS)




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

REVISIONS				DATE
NO.	DATE	DESCRIPTION	BY	
				01/01/11
				SCALE 1" = 30'
				DESIGNED BY R.JH/MSS
				DRAWN BY JMC

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

DRAWING NO.
SHEET 2 OF 2
KCI JOB NUMBER 01082892