## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

5850

Moses Montefiore Emunath Israel

Moses Montefiore Emunath Israel

No we. Mondroop. Mebres 2015. . . . legal owner.. of the property situate in Baltimóre
County and which is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section 211 4 Rear Yard - 0! inatoad of 30!

208.3 - Side Yard - of 10! instead of 20!-

211.2 Front yard of 50:-2" instead of 65! - 409-2-b.

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

(1) Farking - 2 spaces instead of 20 - Off site parking for 18 shown to be acquired from State Roads Commission -

See Attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations.
Let we agree to pay expenses of above Variance advertising posting, etc., upon filing of this petition, and further garee to and are to be bound by the Johning regulation and restrictions of Bilimore County shoped pursuant to the Zoning Law For Bilimore County.

\*\*The Characteristics\*\*

\*\*Young Bonterfore Emurath Israel\*\*

\*\*Young Bonterfo Moses Monterfore Emunath Israel

Woodmoor Hebrew Congregation

Address 3605 Coronado Road

Baltimore County, Maryland

TOSE ARGOLIS Attorne biress 110 E. Lexington Street.
Baltimore 2, Maryland
ORDERED by The

196. 3, that the subject matter of this polition be advertised, a of Baltimore County, in two new-papers of general circulation through toperty be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore \_day of\_ May

10 mm 18 63: 15th STREE OF PURNISH & ZORING

of Baltimore County, this.....

Woodmoor Hebrew Congregation

Baltimore County, Maryland

Protestant's Attorney

18th day

Address 3505 Coronado Road

Description of 3605 Coronado Road

Beginning for the same at a point on the east side of Coronado Road ( Formerly Dorehester Avenue ) said point being distance 200 feet more or loss from the north side of Liberty Hoad thence running and binding on the east side of said Coronado Road North 30 degrees 32 minutes East - 100.00 feet thence leaving the east nide of said Coronado Road the Three ( 3) following courses and distances viz: South 59 degrees 28 minutes East - 140.00 feet thence South 30 degrees 32 himutes West - 100.00 feet thence North 59 degrees 28 minutes west - 140.00 feet to the point of beginning.

containing 0.3214 Acros more or less.

Pursuant to the advertisement, posting of property, and public hearing on the above petition

and it appearing that by reason of the following finding of facts that the granting of the requested variances will grant relief to the potitioner without substantial requested variances will grant relief to the politices without substantial, injury to the health, safety and the general walters of the locally include, the following variances should be granted; the following variances should be granted; or 10° their thread of the required 50° feet, seeming and 50°, best a side yard or 10° their thread of the required 50° feet and to prant 2 off-street parking spaces instead of the required 50° feet and to prant 2 off-street parking spaces instead of the required 50° gaseops.

day of .... May

Zoning Commissioner of Baltimore County

and it appearing that by reason of ...

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this .....

., 196 ..., that the above Variance be and the same is hereby DENIED

MODERNOOL-YOUGHNOON

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 240 aforesaid variances

on or are same & granted from and after the date of this order, subject, to approval of the sito plan by the Bureau of Pablic Services and the Office of Planning and Zening.

Pursuant to the advertisement, posting of property and public hearing on the above petition

Zoning Commissioner of Baltimore County

BARIMORE COUNTY, MARY ND

INTER-OFFICE CORRESPONDENCE

TO\_ John G. Rose, Zoning Commissioner

May 3, 1963 Date

PROM George E. Gavrelis, Deputy Director

SUFFICE. #250-W. Accises to permit from year of 0 feet instead of regulared 5 feet, to premit able year of 10 feet instead of regulared 50 feet, to premit allow part of 10 feet instead instead of required 50 feet, and to permit 2 parking spaces instead of the required 20 spaces. East side of Coronado Boad 200 feet North of Liberty Road. Being property of Weedner Hebrew Co gregation.

HEARING: Wednesday, May 15, 1963 (10:30 A.M.)

The Planning staff does not have sufficient information concerning the subject property to make definitive comment.



PETITION FOR ZONING VARIANCE AT

Re:

Petition for Variance to Sections 208.2, 211.4 and 409.2-(b) of the Zoning Regulations-K.S. Coronaco Road 200' from Liberty Road, 2nd Ultrictl, Moses Montefiore Emunath Israel- Moodmoor Hebrew Congregation, Petitioner.

BALTIMORE COUNTY No. 5850-V

BEFORE JOHN G. ROSE

ZUNING COMMISSION OF

ORDER FOR APPEAL

Mr. Commissioner:

LEONARD E. GROVE

MATHAN H. EAUFMAN, JR., ot al,

COUNTY BOARD OF APPEALS

MOSES MONTEFIORE PMINATE ISRAEL WOODMOOR HEBREW CONGREGATION

VS

Please enter an appeal in the above entitled matter before the Board of Zoning Appeals of Baltimore County from the opinion and order of the Zoning Commissioner entered in the case on May 21, 1963, finding that numerous variances should be allowed on the property therein described.

> Attorney for Leonard E. Grove. Protestant

I HEREBY CERTIFY, that a copy of the aforegoing Order for Appeal has been mailed this 27 day of May, 1963, to Jeel Margolis, Esq., 110 E. Lexington St., Baltimore 2, Maryland, Attorney for Petitioner.

> Julius G. Maurer, Esquire 152 Equitable Building Baltimore 2, Maryland Mu.5- 8434

> > ENTH

CIRCUIT COURT

BALTIMO RE COUNTY AT LAW

MISC 7/315/2841

IN THE

FOR

MEMORANDUM

After hearing, this Court on June 15, 1364, had remanded this case to the

Board of Appeals, without aftirmance or reversal for further proceedings before the

adjoining lands for parking facilities. Superquent thereto it was brought to the

attention of the Court that the membership of the Board of Appeals has changed

In these circumstances the Board intimated that its members felt that a full new

take testimony on the issue under the provisions of Section 34-7 o. th. Bultimore County Code, rather than to have the Board of Appeals go so. This Court accordingly rescinds its Order of June 10, 1964, remanding this case to the Board of Appeals. After hearing, it appeared to the Court that the Petitioners have effective ownership of adjacent property to provide wholly adequate parking facilities. It also

plainly appears to the Court that the evidence before the Board, coupled with the evidence taken in this Court bring this case within the rule of law amounced in Loyola Savings and Loan Association v. Buschman, 227 Md. 243. The variances

between the time of the Order , assed by it and the tim, or the remand by this Court,

saring would be required to be held before that hody. In the light of the fact that

the only additional evidence required by the Court is evidence relating to the facilities available for parking, this Court has concluded that it would be appropriate for it to

Board to obtain evidence relating to the nature of the rights of the Petition r to utilize

RE: PETITION FOR VARIANCE to Sections 208.2, 211.4 and 409.2-(b) of the Zoning Regulations -E/S Coronado Road, 2001 from the N/S of Liberty Road -2nd District
Moses Montefiore Emunath Israal Woodmoor Hebrew Congregation Petitioner

BEFORE COUNTY SOARD OF APPEALS OF

BALTIMORE COUNTY No. 5850-V

. . . 9 . . . . . . .

OPINION

The petitioners herein seek variances to permit a side yard of 10 feet instead of the required 20 feet, a front setlack of 50.2 feet from center line of the street instead of the required 65 feet, a rear yard of zero feet instead of the required 30 feet, and parking space for two (2) cars instead of the required twenty (20) spaces. The subject property is zoned "R-6" and has a frontage of 100 feet on Coronado Road.

The existing building on the property now has the same front yard and side yard setbacks as requested in this petition for a new one-story structure to be erected. The petitioners are also leasing land to the rear of their property from the State Roads Commission. This leased land, which extends from the subject property to the Baltimore County Beltway, will provide parking space for eighteen (18) additional cars.

The Board of Appeals is unanimous in its opinion that the variances requested should be granted. Under Section 307 of the Baltimore County Zoning Regulations the Board is given the authority to grant variances where strict compliance with the zoning regulations would result in practical difficulty or unreasonable hardship. The granting of the variances requested would allow the petitioners to erect a building to serve the needs of their congregation and would not adversely affect the surrounding neighborhood.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 24 day of September, 1963 by the County Board of Appeals, ORDERED that the variances petitioned for, be and the same is hereby granted.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

ACTING CHAIRMAN

NOTE: Mr. Kaufman did not sit at this hearing.

authorized by the Sound produce no injury to the public health, mafety and general welfare and are in harmony with the spirit and intent of the scning regulations

The order of the Board of Appeals is affirmed .

STATE ROADS COMMISSION

August 21, 1964

Contract B 635-15-420 - Baltimore Beltway Contract B 63-13-420 - Baltimore Windsor Mill Road to Milford Road (Interchange at Liberty Road) Item 26246 - John J. King, Jr. Item 26479 - Dove Prather Item 41376 - Henry C. Wagner Item 46817 - Leonard E. Grove

Mr. Joel Margolis Attorney at Law 110 East Lexington Street Baltimore, Maryland 21202

Dear Mr. Margolis:

This will acknowledge receipt of your letter of August 20, 1964, forwarding a certified check in the amount of \$y\_0.018 covering the balance payment for the purchase of the excess land of the above captioned properties by the Moses Montefore Emunath Israel Woodmor Hebrew Congregation.

This office is immediately proceeding with the drawing of the deed in accordance with your letter and having It executed by the Commission and Board of Public Works. This procedure normally takes between sixty and ninety days and as soon as the executed deed is received, it will be forwarded to you by registered suit.

Since you have made full payment for the purchase of this excess land, it is now in order for you to take physical possession of the property if you so desire.

Your cooperation in handling this transaction is appreciated.

Very truly yours, Robert S. Bennett, Chief Property Management Section Right of Way Division

cc: Mr. E. C. Chaney and Mr. W. C. Hannon

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District.	Date of Posting 7/27/42
Posted for: MEDITIAN JOS. SZOWADO	n se pramit assaura a insued siargo
Petitioner: (Wordmer's Mchreus.	Congregation
Location of property: cls. of Concond	o Rd. 202 from the MS of Liberty
<i>A</i> .	
Location of Signs: TALL ON FACILT.	of Disperty
Remarks:	

not rest from the Agrica side of a seeffy band. A TIME Wednesday, May 15, 1943; if 1933 A.M. Blid HEARING: Room 201. County Sides Bailding, 111 W. Chesapeake Ave-tice, Towner, Maryland. The Zoning Regulations to be excepted

5850-

CERTIFICATE OF PUBLICATION

TOWSON, MD. ...... April 26, ...., 19.63...

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once taxesch of \_\_\_\_\_\_ time \_\_\_\_\_\_xuccessive/xuccks before the \_\_\_\_15th \_\_\_ 19\_63, the first publication day of \_\_\_\_\_May

appearing on the \_\_\_265h\_\_\_day of \_\_\_\_\_\_april

THE JEFFERSONIAN Treenh Struktus

Cost of Advertisement, \$

OFFICE STATE OFFICE COUNTIAN 5850

THE COMMUNITY PRESS

No. 1 Newburg Avenue

PETITION FOR
ZONING VARIANCE
20 District
2

Chesapeake Avenue, Towson, Maryland, The Zoein, Regulations to be excepted as follows: Section 208,3-Side Yard-20

Section 211,2-Front Yard-65

land in the Second District of Baltimere County. deginning for the same at a point on the east side of Coronado Road (Formerly Dorchester Ave-mae) said point being distance 200 feet more or less from the north side of Library Road the east side of said Coronado Road North Jodestrees 2 uniquies.

TELEPHONE VALLEY 3-3000

TELEPHONE

Joel Margolis, Esq. 110 E. Lexington St. Baltimore 2, Md.

tion 409-2-(b)-1-1 for Section 409-2-(b)-1-1 for each 6 seats.
The Zening Commissioner of Baltimore County, by sutherity of the Zening Act and Regualtions of Baltimore County, with hold a public hearting:
Concerning all that parcel of land in the Second District of Baltimore County.

April 29, 19 63.

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, Zoning Commissione: of Beltimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One Week nuncousive means before the 29th day of April, 19 63, that is to say the same was inserted in the issues of

April 26, 1963.

BALTMORE COUNTY, MARMAND

OFFICE OF FINANCE

Division of Collection and Receip COURT HOUSE TOWSON 4, MARYLAND

ION AND RETURN WITH YOUR REMITTANCE Advertising and posting of property for Woodmoor Hebrew Congr.

>-1065 azon e e e ML--

THE BALTIMORE COUNTIAN

By Paul J. Mergany Editor and Manager

DATES/20/63

5.00

No. 20802

Baltimore County

65 feet; and to permit 2 parking spaces instead of the required papers are stated of the required contained from the North side of Liberty Read.

NAY 15, 1961 st 10530 A.M. FURLIC HEARING, Room 201, County Office Building, 110 to 10500 A.M. TURLIC HEARING, Room 201, The Zoning Regulations to be excepted as follows: feet.
Section 211.2-Front Yard-65
feet from center line of the street.
Section 211.4-Rear Yard-30

Section 211.4-202 and the arrows. Section 211.4-202 and the arrows. Section 211.4-202 and the section 211.4-202 and the section 20-2-203 and the s

thence North 99 degrees infinites West - 140,00 feet to point of beginning, Consaining, 0.3214 Acree mo: or less.

Consaining, 0.3214 Acree mo: or less.

Person on plat plan filled with the Zoning Department, BY ORDER OF JOHN G. ROSI, SIGNORY OF BALTEMORE COUNTY, April 26.

OFFICE THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS Reisterstown, Md

No. I Newburg Avenue CATONSVILLE, MD.

> April 29, 1963.

THIS IS TO CERTIFY, that the annexed advertisement of John O. Rose, Zoning Commissioner of Belimore County

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Mary-the 29th day of April, 1963, that is to say the same was inserted in the issues of

April 26, 1963.

THE BALTIMORE COUNTIAN By Paul J Morgan

Editor and Manager

No. 17829

TELEPHONE No. 17768 OZALA MOUNT 35.00 MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF FINANCE DATE 6/4/63 Division of Collection and Receipt COURT HOUSE TOWSON 4, MARYLAND Julius G. Maurer, Esq., 154-152 Equitable Blog., Baltimore 2, Maryland BILLED Office of Planning & Zonin 119 County Office Ridge, Towson b, Haryland POTAL AMOUNT ACCOUNT NO. 01.622 Cost of appeal in matter of variance for #35.00 0--963 9646 . . TIP-IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

BATIMORE COUNTY, MRYLAND

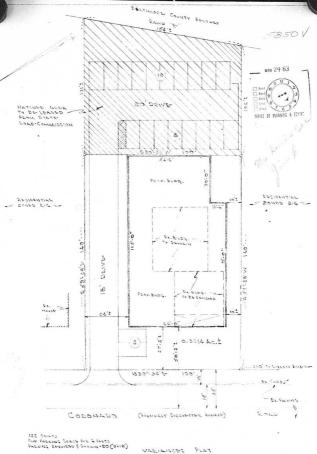
MAIL TODIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSO PLEASE RETURNUPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

OFFICE OF FINANCE DATE 10/29/63 of Collection and COURT HOUSE TOWSON 4 MARYLAND Julius G. Maurer, Esq. 144-152 Equitable Building 01.712 TOT\$ 5.00" No. 5850-V Mases Monteflore En \$ 5.00 102963 3835 . . . TIL-5.00 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

INIVOICE

BALTIMORE COUNTY, MARY AND



12 1 12 1 22 1 02 1