



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

September 23, 2022

Christopher D. Mudd
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Spirit and Intent Determination, Pearlstone Retreat Center, 5425 Mount Gilead Road,
Case No. 1964-0161-X, 4th Election District, 3rd Councilmanis District

Dear Mr. Mudd,

This is in reply to your recent letter sent to my attention. Based on the information provided therein and my review of the available zoning records, the following has been determined:

Provided the proposed new parking spaces and fire-lane comply with Section 409.8.A of the Baltimore County Zoning Regulations (BCZR), and provided that the aforementioned and the proposed kitchen addition are built in accordance with the red-lined plan, then the proposed changes on the referenced property will be in the Spirit and Intent of the BCZR and the Zoning Commissioner's order in Case # 1961-0161-X. However, please be aware that landscaping may be required for the parking spaces and fire-lane, especially the circular turn-around at the end of the parking spaces. This circular turn-around should be properly screened from adjacent residentially zoned properties. For more information in that regard, please contact Jim Hermann, Landscape Architect in our Development Plans Review Division at 410-887-3751

A copy of your request letter, this response and the revised site plan will be recorded and made a permanent part of the zoning case referenced above.

A verbatim copy of this response must be affixed to any building permit site plans prior to uploading the required documents to the building permit application on-line portal.

This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it 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.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow
Zoning Supervisor
Zoning Review Office
P.A.I

JNP

Cc: Zoning Case Files for 1964-0161-X

September 8, 2022

Christopher D. Mudd

T 410.494.6365
F 410.821.0147
CDMudd@Venable.com

HAND DELIVERED

Jeffrey Perlow, Supervisor
Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Room 124
Towson, Maryland 21204

Re: Request for Spirit and Intent Determination
Pearlstone Retreat Center – 5425 Mt. Gilead Road
4th Election District, 3rd Councilmanic District

Dear Mr. Perlow:

This firm represents the Associated Jewish Charities of Baltimore, Inc. (the "Associated"), owner of the above referenced property, which is located on Mt. Gilead Road between Route 30 and the western boundary of Baltimore County (the "Property"). The Property is a 152.36 ± acre tract in rural Reisterstown, which the Associated sought and obtained approval to utilize as a "quasi-public camp including a day camp." This use was permitted by special exception under the R-6 zoning in place at the time of the approval. (See Case No. 1964-161-X (the "1964 Case") (copy enclosed)). Following that approval, the Associated operated "Camp Milldale" on the Property for decades, which, over time, was improved and modified by way of a series of spirit and intent letters ("S&I Letters"), including the commencement of the "Pearlstone Retreat Center" use on the Property in 1998. At this time, the Associated is proposing to make two modest improvements to the Property, as described in detail below, and I am seeking written confirmation that the proposed improvements are within the spirit and intent of the special exception granted in the 1964 Case.

The site plan submitted in the 1964 Case shows that, at the time of the original approval, the camp proposed for the Property included numerous buildings, structures, and other facilities for use in administering and facilitating the camp use. Additional improvements have been made since that time, including the construction of the Pearlstone Retreat Center, which consists of pavilions, outbuildings, bunkhouses, and bathhouses that were completed in accordance with the S&I Letters issued over the years. The construction of these facilities has allowed the Associated to expand their curriculum of offerings and enhance the experience for campers and retreat participants.

1964-0161

Jeffrey Perlow
September 9, 2022
Page 2

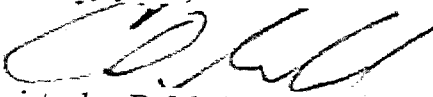
The Associated reviews their programming regularly and adjusts it in response to community demands and other factors, which generates a simultaneous need to improve the facilities to accommodate. At this time, the Associated sees a need to construct a small, single-story, 1,200 sq. ft. addition onto its existing conference center to expand the existing kitchen storage area. The proposed location is ideal for a kitchen. In addition to being attached to the conference center, where gatherings and events are often held, it is also close to the cabins and retreat center which serve as accommodations for retreat participants.

There are also bunk houses and pavilions located on the southeastern portion of the Property. Currently, these facilities are only accessible by dirt roads. To remedy this, the second improvement that the Associated proposes is the installation of a fire lane and additional parking to the west of the bunk houses and extending toward the southern property line. The existing circle driveway will serve as the entrance to this new parking area and fire lane.

Like the other improvements that have been made to the Property over the years, the proposed kitchen addition, parking, and fire lane will serve to improve the experience of campers and retreat participants. The larger kitchen will help to accommodate larger events and will make food service much more efficient. The additional parking will allow tenants of the bunk houses to park closer to their accommodations as well as providing access for emergency services personnel in the event of an emergency. Both of these proposed changes were included on the plan which was presented to the Development Review Committee (the "DRC") on August 9, 2022. The project was approved as a refinement by the DRC under Section 32-4-106(b)(2) as shown on the enclosed letter dated August 15, 2022, subject to confirming the modest improvements are within the spirit & intent of the 1964 Case.

Accordingly, I ask that you please confirm that the improvements described in this letter are within the spirit and intent of the special exception granted in the 1964 Case and that no additional zoning relief is required for the construction of the new stage. With this letter, I have enclosed a check in the amount of \$200.00 made payable to Baltimore County, Maryland to cover the costs associated with your review. If you require any additional information to complete your review, please do not hesitate to reach out.

Very truly yours,



Christopher D. Mudd

Enclosures

1964-0161



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP
*Director, Department of Permits,
Approvals and Inspections*

May 5, 2022

Venable
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204
Attn: Christopher Mudd

RE: Spirit and Intent
Case No. 1964-0161-X
5425 Mount Gilead Road
4th Election District

Dear Mr. Mudd,

Based on the information you provided, a review of all available zoning records and consultation with Jeff Perlow, Zoning Review Supervisor, the following has been determined:

An upgrade to the current stage at Pearlstone Retreat Center would be within the spirit and intent of case 1961-0161-X. Although Zoning Review does not take issue with the upgrade, we do not believe that the stage use extends beyond Sabbath services, camp related theatrical performances, plays, and musical events only. These events must be small in attendances, with vehicle traffic and decibel levels not adversely impacting the surrounding community.

I hope you find the information provided above satisfactory. If you need further information, you can reach Zoning at 410-887-3391.

THIS LETTER IS STRICTLY LIMITED TO THE APPLICATION OF THE BCZR AS APPLIED TO THE S&I REQUEST PRESENTED IN YOUR LETTER, AND DOES NOT REPRESENT VERIFICATION OR APPROVAL FOR ANY OTHER LOCAL, STATE, OR OTHER REGULATIONS THAT MAY APPLY TO THIS PROPERTY

Sincerely,

A handwritten signature in black ink, appearing to read "Shaun Crawford", is written over a horizontal line.

Shaun Crawford
Planner, Zoning Review

Jeffrey Perlow
May 3, 2022
Page 2

provide the best possible experience for camp and retreat participants, the Associated now seeks to upgrade their stage area as shown on the enclosed Spirit and Intent Plan.

The Associated currently has a small stage which has been used for entertainment and performances (e.g., talent shows, band performances, etc.) associated with the camps and retreats that they offer. However, the stage has fallen into a state of disrepair over the years, and with the continued influx of donor contributions to the Property and the ongoing improvement of various aspects of the facilities, the Associated would like to construct a new, larger stage in the same vicinity as the existing stage that would be replaced. The vision is for the Pearlstone Center to utilize the stage primarily to host opening and closing ceremonies for its retreats/camps, talent shows, sing along programs, and other retreat and day camp related activities. The majority of attendees for these performances on the stage will be retreat and camp participants, but could occasionally include additional spectators, such as parents attending performances that their children are involved in. Regardless of the attendees, the relatively infrequent use of the stage ensures that it is an accessory activity onsite, and it will always be utilized as part of an overnight or day retreat/camp experience.

Like the other improvements that have been added to this Property over the years, this stage will serve to improve the experience of the campers and retreat participants by providing an area for special performances and activities to take place. As noted, the proposed stage will simply replace and relocate an existing stage. Additionally, the stage will continue to be strategically located in a centralized area of the Pearlstone campus that sits lower than many portions of the sprawling property, and the stage will be oriented toward existing buildings onsite. All of these measures, together with Pearlstone's continual efforts to be a steward to all of its surrounding neighbors in all respects, will ensure that there will be no bothersome noise generated from its use of the stage. Again, the types of activities that will be occurring have been occurring on other portions of the property for years; this will just be an upgraded facility to conduct the same types of activities.

If you are in agreement, please confirm that the proposal described in this letter – to replace an existing stage with a new stage – is within the spirit and intent of the special exception granted in the 1964 Case and that no additional zoning relief is required for the construction of the replacement stage. With this letter, I have enclosed a check in the amount of \$600.00 made payable to Baltimore County, Maryland to cover the costs associated with your expedited review. If you require any additional information to complete your review, please do not hesitate to reach out.

Very truly yours,



Christopher D. Mudd

Enclosures

May 3, 2022

Christopher D. Mudd

T 410.494.6365

F 410.821.0147

CDMudd@Venable.com

HAND DELIVERED

Jeffrey Perlow, Supervisor
Zoning Review Office
Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue
Room 124
Towson, Maryland 21204

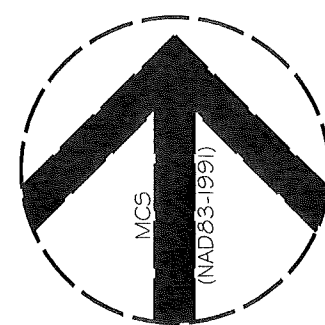
Re: Request for Spirit and Intent Determination
Pearlstone Retreat Center – 5425 Mt. Gilead Road
4th Election District, 3rd Councilmanic District

Dear Mr. Perlow:

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The site plan submitted in the 1964 Case shows that, at the time of the original approval, the camp proposed for the Property included numerous buildings, structures, and other facilities for use in administering and facilitating the proposed camp use. Upon approval, the facilities were constructed and the camp flourished for years, hosting over 1,000 students per day during the summer.

Additional improvements were made since that time, including the construction of the Pearlstone Retreat Center, which consists of pavilions, outbuildings, bunkhouses, and bathhouses that were completed in accordance with the S&I Letters issued over the years. The construction of these facilities has allowed the Associated to expand their curriculum of offerings and enhance the experience of overnight retreat/camp participants and day campers/retreatants. In order to continue growing and



S.G. Elersroad
D.K. Elersroad
J.K. Elersroad
DEED REF. 14444-388
34.08426 Ac
Map 31, P. 71
TAX ACCT. NO. 0407068175

William and Iris Marriott
Deed Ref. 7881-8
42.80 Ac
P. 52 Lot 3, S.M. 41-145
TAX ACCT. NO. 04180004072

Ruth and Glenn Elersroad
DEED REF. 11628/450
Map 30, Parcel 95
TAX ACCT. NO. 0423078300
S.M. 68-57
Parcel G

LIFEPPOINT CHURCH, INC.
DEED REF. 15047-13
1.08 Ac
Map 31, P. 77
TAX ACCT. NO. 04190071150

David Stambaugh III &
Justin A. Goodner
DEED REF. 15047-13
1.08 Ac
Map 31, P. 77
TAX ACCT. NO. 04190071150

Bernard E. Uhler, Jr.
DEED REF. 6818-444
61.55 Ac
Map 31, Parcel 66
TAX ACCT. NO. 0419007125

Bernard E. Uhler, Jr.
DEED REF. 6818-444
61.55 Ac
Map 31, Parcel 66
TAX ACCT. NO. 0419007125

Ruth and Glenn Elersroad
DEED REF. 13748-515 and 521
100.25 Ac
Map 31, Parcel 67
TAX ACCT. NO. 0405043177

Ruth and Samuel Elersroad
DEED REF. 13748-515 and 521
100.25 Ac
Map 31, Parcel 74
TAX ACCT. NO. 0405043897

Ruth and Glenn Elersroad
DEED REF. 13748-515 and 521
100.25 Ac
Map 31, Parcel 67
TAX ACCT. NO. 0405043177

WILLIAM & SHELLEY GERMAN
DEED REF. 18947/882
TAX ACCT. 042200029786
Summitville, Plat. 4
S.M. 68-58
Parcel 261-Lot 43

S. Glenn Elersroad
Ruth P. Elersroad
DEED REF. 13748-515 and 521
100.25 Ac
Map 31, Parcel 67
TAX ACCT. NO. 0405043177

BRIAN T. STOLTZ & AMAYA
BLUPOL-STOLTZ
DEED REF. 18983/707
TAX ACCT. 042200029787
Summitville, Plat. 4
S.M. 68-58
Parcel 261-Lot 44

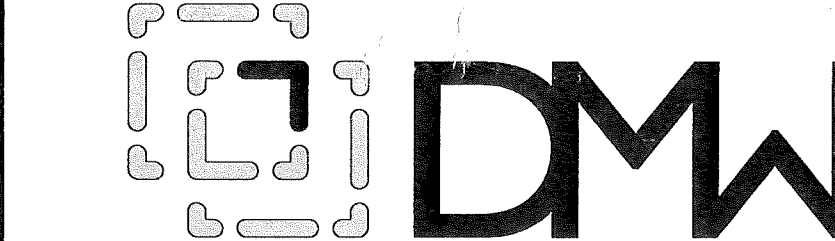
Ruth and Samuel Elersroad
DEED REF. 13748-515 and 521
100.25 Ac
Map 31, Parcel 74
TAX ACCT. NO. 0405043897

Notes

1. OWNER: ASSOCIATED JEWISH CHARITIES OF BALTIMORE
101 MT. ROYAL AVENUE
BALTIMORE, MD 21201
2. SITE DATA:
TAX MAP 31, PARCEL 70
TAX ACCOUNT NO. 0405043177
SITE AREA: 155.81 ACRES
ZONED: RC-2, RC-4 AND RC-8
TAX MAP NOS. 031-83, & 038-81
3. ZONING HISTORY: (8425 MT. GILEAD ROAD - PARCEL 67)
AN ZONING CASE 64-161-X, ON JUNE 9, 1984, A SPECIAL EXCEPTION WAS APPROVED FOR A QUASI-PUBLIC CAMP INCLUDING A DAY CAMP.
ON SEPTEMBER 1, 1986, THE ZONING OFFICE APPROVED A REQUEST FOR A RETREAT CENTER AS WITHIN THE SPIRIT AND INTENT OF CASE NO. 64-161-X.
ON DECEMBER 17, 2004, THE ZONING OFFICE APPROVED A REQUEST FOR A PROPOSED POOLHOUSE AS WITHIN THE SPIRIT AND INTENT OF CASE NO. 64-161-X.
ON JANUARY 6, 2005, THE DEVELOPMENT REVIEW COMMITTEE APPROVED A LIMITED EXEMPTION UNDER SECTION 32-A-108.1-A OF THE DEVELOPMENT REGULATIONS FOR A PROPOSED POOLHOUSE.
SPECIAL RESERVATION CASE NO. 2005-168-SPH APPROVED A NON-DENSITY TRANSFER OF A 2.5 ACRE PARCEL INTO THE CAMPUS.
4. 100 YEAR FLOOD PLAIN SHOWN HEREON IS BASED ON FEMA MAP 24000 0100 B AND WETLANDS PLANNED AND ONE FLOOD-PLAIN STUDY.
5. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS FILES AND DOES NOT REPRESENT A FIELD SURVEY. PROPERTY BOUNDARY SHOWN HEREON IS BASED ON SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC.
6. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
7. A STEEP SLOPE AND EROSION/SLIDE ANALYSIS WAS SUBMITTED TO DEPRM ON JAN. 27, 2009.
8. STORMWATER MANAGEMENT:
8.1. QUANTITY: SITE LIES IN THE PATAPSCO RIVER WATERSHED. FUTURE STRUCTURES WILL DRAIN BY SHEETFLOW TO BUFFER (RACE SECT. 5-4) OR WILL DRAIN TO EXISTING ON-SITE POND. COW FROM INDIVIDUAL STRUCTURES WILL NOT EXCEED 2 IN. THIS COW CONTROL WILL NOT BE REQUIRED. PATAPSCO RIVER IS NOT AN INTERJURISDICTIONAL WATERSHED. THIS Q10 CONTROL IS NOT REQUIRED. THERE IS NO RECORD OF LOCALIZED FLOODING IN THE AREA, SO Q10 DOES NOT HAVE TO BE CONTROLLED.
- 8.2. QUALITY: WATER QUALITY MANAGEMENT FOR THE FUTURE BUILDINGS WILL BE PROVIDED BY SHEETFLOW TO BUFFER, ROOFTOP OR NON-ROOFTOP DISCONNECTS AND OTHER APPROVED NON-STRUCTURAL METHODS.
9. A FOREST CONSERVATION WORKSHEET AND PLAN HAS BEEN SUBMITTED TO DEPRM ON JAN. 27, 2009.
10. THERE ARE NO HISTORIC BUILDINGS OR SITES ON THIS PROPERTY.
11. THIS SITE IS SERVED BY A PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.

Key

PROPERTY BOUNDARY	
FOREST BUFFER BOUNDARY	
FOREST BUFFER SETBACK	
EX. WOODS	
SOILS BOUNDARY	
ZONING BOUNDARY	
EXISTING WELL	
FOREST BUFFER, 100 YEAR FLOOD PLAIN AND DRAINAGE & UTILITY EASEMENT	
FOREST CONSERVATION EASEMENT	
FOREST BUFFER EASEMENT	
FOREST BUFFER & FOREST CONSERVATION EASEMENT	
PROPOSED PAVING	
FLOOD PLAIN LIMITS	
SEPTIC RESERVE AREAS	



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

PLAN TO ACCOMPANY SPIRIT AND INTENT LETTER Pearlstone Campus

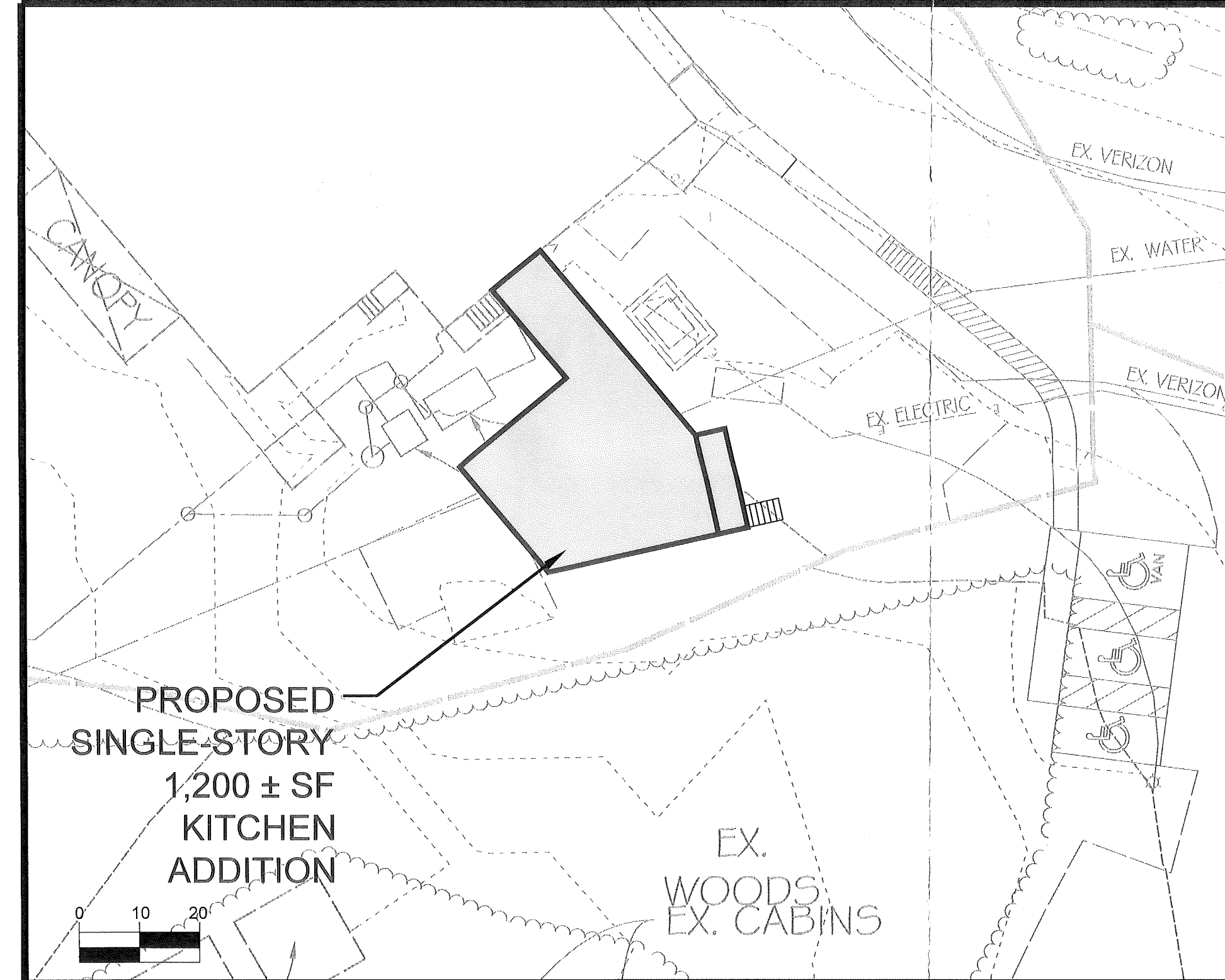
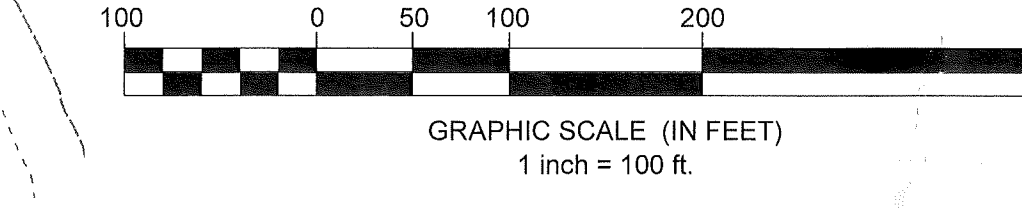
PROPOSED KITCHEN ADDITION

5425 MOUNT GILEAD ROAD
4th ELECTION DISTRICT - 4th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

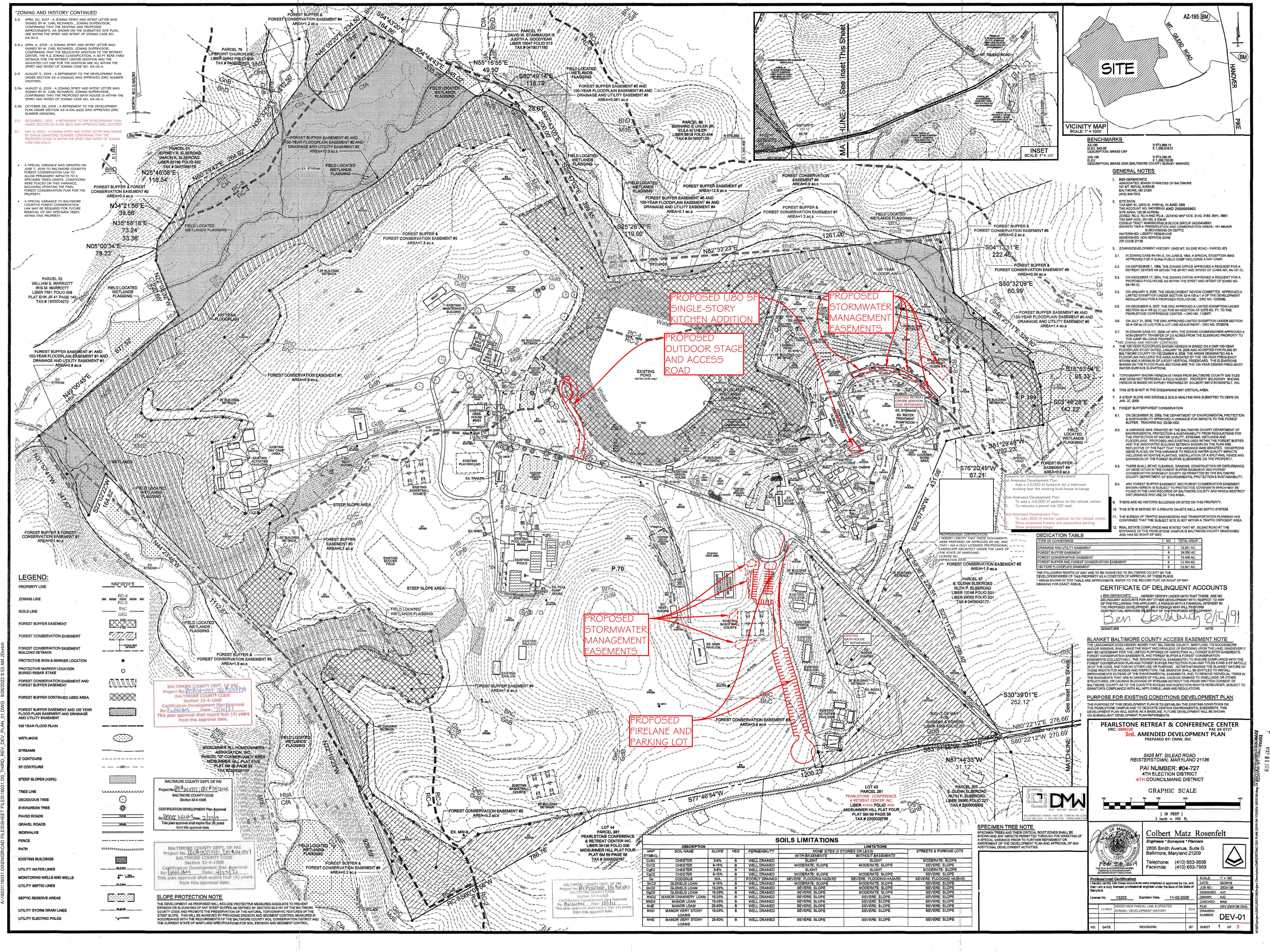
Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners
2805 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7993

NO.	DATE	REVISIONS	BY	SHEET	OF
1	2/10/16	REVISED STAFF HOUSING	TNW	SCALE:	1" = 100'
2	4/20/16	LAND OVERFLOW PAVING	TNW	DATE:	12/01/16
3	7/19/16	ADD PROPOSED BLDGS AND SEWER FLOWS	AWL	JOB NO.:	2003158
4	2/24/17	PATAPSCO RIVER, STAFF HOUSING, BARN	CHM	DRIVER:	TNW
5	3/16/19	BARN HOUSE RENOVATIONS	CHM	ORIGIN:	TNW
6	4/26/20	REPLACEMENT STAGE	CHM	CHECKED:	
7	6/22/22	ADD KITCHEN ADDN, FIRELANE PAVING	CHM	FILE:	2003158 Dev Plan.dwg
				DRAWING NUMBER:	
				MP-1	



ENLARGEMENT OF KITCHEN ADDITION
1 inch = 20 ft.



ZONING AND HISTORY CONTINUED

1. APRIL 30, 2017 - A ZONING SPRIT AND INTENT LETTER WAS SIGNED BY W. CARL RICHARDS, ZONING SUPERVISOR, CONFIRMING THAT THE EXISTING AND PROPOSED IMPROVEMENTS, AS SHOWN ON THE SUBMITTED SITE PLAN, ARE WITHIN THE SPIRIT AND INTENT OF ZONING CASE NO. 64-161X.

2. APRIL 4, 2019 - A ZONING SPRIT AND INTENT LETTER WAS SIGNED BY W. CARL RICHARDS, ZONING SUPERVISOR, CONFIRMING THAT THE RELOCATED ADDITION TO THE RETREAT CENTER, THE 8.6 ZONING CLASSIFICATION, A 30' EASEMENT SETBACK FOR THE RETREAT CENTER ADDITION AND THE ADJUSTED LOT LINE FOR THE ADDITION ARE ALL WITHIN THE SPIRIT AND INTENT OF ZONING CASE NO. 64-161X.

3. AUGUST 5, 2019 - A REFINEMENT TO THE DEVELOPMENT PLAN UNDER SECTION 32-4-106(B)(2) WAS APPROVED (DRC NUMBER 050709).

3.1. AUGUST 6, 2019 - A ZONING SPRIT AND INTENT LETTER WAS SIGNED BY W. CARL RICHARDS, ZONING SUPERVISOR, CONFIRMING THAT THE PROPOSED BATH HOUSE IS WITHIN THE SPIRIT AND INTENT OF ZONING CASE NO. 64-161X.

3.2. OCTOBER 29, 2019 - A REFINEMENT TO THE DEVELOPMENT PLAN UNDER SECTION 32-4-106(B)(2) WAS APPROVED (DRC NUMBER 050709).

3.3. DECEMBER 1, 2019 - A REFINEMENT TO THE DEVELOPMENT PLAN UNDER SECTION 32-4-106(B)(2) WAS APPROVED (DRC 050709).

3.4. MAY 5, 2022 - A ZONING SPRIT AND INTENT LETTER WAS SIGNED BY SHAWN GRANTON, ZONING SUPERVISOR, CONFIRMING THAT THE PROPOSED STAGE IS WITHIN THE SPIRIT AND INTENT OF ZONING CASE 190-0301X.

A SPECIAL VARIANCE WAS GRANTED ON JUNE 7, 2019 TO BALTIMORE COUNTY'S FOREST CONSERVATION PLAN TO ALLOW PERMANENT IMPACTS TO A FOREST BUFFER EASEMENT. CONDITIONS WERE PLACED ON THIS VARIANCE, INCLUDING THE INSTALLATION OF A FOREST CONSERVATION PLAN FOR THE PROPERTY.

A SPECIAL VARIANCE TO BALTIMORE COUNTY'S FOREST CONSERVATION PLAN MAY BE REQUIRED FOR THE REMOVAL OF ANY SPECIMEN TREES WITHIN THIS PROPERTY.

- LEGEND:**
- PROPERTY LINE
- ZONING LINE
- SOILS LINE
- FOREST BUFFER EASEMENT
- FOREST CONSERVATION EASEMENT
- BUILDING SETBACK
- PROTECTIVE SIGN & MARKER LOCATION
- PROTECTIVE MARKER LOCATION
- BURIED REBAR STATE
- FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT
- FOREST BUFFER CONTINUED USED AREA
- FOREST BUFFER EASEMENT AND 100 YEAR FLOOD PLAN EASEMENT AND DRAINAGE AND UTILITY EASEMENT
- 100 YEAR FLOOD PLAN
- WETLANDS
- STREAMS
- 2' CONTOURS
- 10' CONTOURS
- STEEP SLOPES (>25%)
- TREE LINE
- DECIDUOUS TREE
- EVERGREEN TREE
- PAVED ROADS
- GRAVEL ROADS
- SIDEWALKS
- PATH
- EXISTING BUILDINGS
- UTILITY WATER LINES
- MONITORING WELLS AND WELLS
- UTILITY SEPTIC LINES
- SEPTIC RESERVE AREAS
- UTILITY STORM DRAIN LINES
- UTILITY ELECTRIC POLES

BALTIMORE COUNTY DEPT. OF PAI
Project No. 190-0301X
BALTIMORE COUNTY CODE
Certification Development Plan Approval
By: [Signature]
Date: 11/11/22
This plan approval shall expire four (4) years from this approval date.

BALTIMORE COUNTY DEPT. OF PAI
Project No. 190-0301X
BALTIMORE COUNTY CODE
Certification Development Plan Approval
By: [Signature]
Date: 11/11/22
This plan approval shall expire four (4) years from this approval date.

SLOPE PROTECTION NOTE

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES AGGREGATE TO EROSION OR BLOWING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND TO PROTECT THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT ESTATE OF MARYLAND REGULATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

BALTIMORE COUNTY DEPT. OF PAI
Project No. 190-0301X
BALTIMORE COUNTY CODE
Certification Development Plan Approval
By: [Signature]
Date: 11/11/22
This plan approval shall expire four (4) years from this approval date.

SOILS LIMITATIONS									
DESCRIPTION				LIMITATIONS				STREETS & PARKING LOTS	
MAP SYMBOL	SOIL NAME	SLOPE	HSD	PERMEABILITY	HOME SITES (3 STORIES OR LESS)				
					WITH BASEMENTS	WITHOUT BASEMENTS			
CC1	CHESTER	3-8%	B	WELL DRAINED	SLIGHT	SLIGHT	MODERATE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC2	CHESTER	8-16%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE
CC3	CHESTER	3-8%	B	WELL DRAINED	SLIGHT	SLIGHT	MODERATE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC4	CHESTER	8-16%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC5	CODDOKUS	NA	C	POORLY DRAINED	SEVERE FLOODING HAZARD	SEVERE FLOODING HAZARD	SEVERE FLOODING HAZARD	SEVERE FLOODING HAZARD	SEVERE FLOODING HAZARD
CC6	GLENELG LOAM	6-15%	B	WELL DRAINED	MODERATE SLOPE	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC7	GLENELG LOAM	15-25%	B	WELL DRAINED	SEVERE SLOPE	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC8	GLENELG LOAM	15-25%	B	WELL DRAINED	SEVERE SLOPE	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC9	MANOR CHANNERY LOAM	15-25%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC10	MANOR LOAM	15-25%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC11	MANOR LOAM	25-60%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC12	MANOR VERY STONY LOAMS	15-25%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
CC13	MANOR VERY STONY LOAMS	25-60%	B	WELL DRAINED	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE

FOREST BUFFER AND FOREST CONSERVATION EASEMENT LINE TABLE			
LINE	BEARING	DISTANCE	
FCB3	N25°21'27"W	6.94	
FCB4	N30°42'44"W	18.55	
FCB5	N38°38'36"W	39.60	
FCB6	N33°07'32"W	61.70	
FCB7	N47°55'55"W	29.71	
FCB8	N30°25'03"E	19.37	
FCB9	N33°49'18"W	42.80	
FCB10	S75°11'54"W	19.85	
FCB11	N48°55'05"W	20.22	
FCB12	N33°23'05"W	34.89	
FCB13	N53°33'59"W	25.46	
FCB14	S75°32'27"W	57.92	
FCB15	S64°12'33"W	79.61	
FCB16	S80°47'19"W	30.23	
FCB17	N59°22'14"W	25.80	
FCB18	S72°36'20"W	25.30	
FCB19	S46°45'25"W	51.19	
FCB20	S17°52'31"W	30.00	
FCB21	S43°48'25"W	71.78	
FCB22	N89°48'53"W	47.27	
FCB23	S44°52'33"W	48.32	
FCB24	S30°39'25"E	21.47	
FCB25	S63°48'38"W	78.79	
FCB26	S49°32'05"W	65.85	
FCB27	S43°03'37"W	53.95	
FCB28	S32°04'23"W	65.31	
FCB29	S37°02'14"W	40.58	
FCB30	N87°44'52"W	27.05	
FCB31	S81°13'36"W	58.69	
FCB32	N57°18'51"W	21.97	
FCB33	N40°13'31"W	58.36	
FCB34	N65°19'55"W	6.36	
FCB35	S83°04'45"W	22.27	
FCB36	S65°57'33"W	37.16	
FCB37	S41°01'11"W	23.00	
FCB38	S78°02'16"W	30.80	
FCB39	N68°21'19"W	24.78	
FCB40	S79°46'24"W	54.41	
FCB41	S53°47'08"W	30.23	
FCB42	S87°47'14"W	36.52	
FCB43	S64°58'54"W	120.67	
FCB44	N46°09'26"W	15.27	
FCB45	N22°42'02"W	22.36	
FCB46	N11°15'08"W	55.53	
FCB47	N07°46'33"W	31.03	

100-YEAR FLOODPLAIN LINE TABLE			
LINE	BEARING	DISTANCE	
F1	S70°54'56"E	35.20	
F2	S27°12'27"E	54.05	
F3	S32°02'47"E	71.08	
F4	S06°05'24"E	27.95	
F5	S12°12'14"E	42.09	
F6	S33°57'30"E	20.95	
F7	S46°42'35"E	56.71	
F8	S41°35'02"E	151.02	
F9	S37°08'22"E	122.72	
F10	S32°28'17"W	80.16	
F11	S37°47'18"W	58.00	
F12	S43°48'47"W	58.32	
F13	S49°31'27"W	51.95	
F14	S27°00'40"W	29.26	
F15	N77°12'18"W	21.45	
F16	N40°01'59"W	91.11	
F17	N40°34'50"W	31.70	
F18	N09°40'27"W	43.17	
F19	S15°53'56"E	48.32	
F20	S50°37'28"W	34.12	
F21	S35°00'05"W	32.52	
F22	S56°40'40"W	122.05	
F23	N65°34'01"W	49.99	
F24	N60°03'43"W	66.29	
F25	S46°32'29"W	38.60	
F26	S61°40'27"W	73.06	
F27	S62°56'27"W	69.55	
F28	S49°40'05"W	64.35	
F29	S57°23'49"W	108.09	
F30	S52°28'14"W	147.16	
F31	S58°26'31"W	123.96	
F32	N49°37'21"W	47.88	
F33	S50°27'14"W	85.44	
F34	S53°21'08"W	92.28	
F35	N78°19'00"W	67.11	
F36	N65°56'28"W	59.05	
F37	N54°09'55"W	35.45	
F38	N17°50'49"W	42.49	
F39	N18°04'41"W	142.06	
F40	N46°46'04"W	35.64	
F41	N71°24'34"W	78.98	
F42	S87°16'35"W	16.06	
F43	N71°53'49"W	25.41	
F44	N64°55'24"W	70.49	
F45	N85°47'27"W	50.27	
F46	S50°26'34"W	35.59	
F47	N35°19'55"W	68.25	
F48	N35°19'55"W	234.18	
F49	N72°28'06"W	71.74	
F50	N61°57'53"W	91.47	
F51	N73°23'46"W	50.30	

100-YEAR FLOODPLAIN CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
F-C1	66.82	45.81	39°04'44"
F-C2	123.28	67.81	31°30'54"
F-C3	15.00	17.27	65°58'45"
F-C4	354.23	261.52	42°17'59"
F-C5	80.30	77.93	55°36'24"
F-C6	381.77	106.55	15°59'30"
F-C7	65.13	46.42	40°50'11"
F-C8	307.13	121.62	22°41'18"
F-C9	58.81	41.37	34°13'02"
F-C10	178.27	98.43	31°38'02"
F-C11	353.73	149.00	24°00'04"
F-C12	172.05	128.36	42°44'49"
F-C13	290.50	165.09	32°33'38"
F-C14	178.96	89.00	26°29'39"
F-C15	107.89	59.53	31°36'49"
F-C16	645.72	152.93	13°34'10"
F-C17	236.86	198.03	47°54'07"
F-C18	180.00	136.01	43°17'37"
F-C19	110.00	65.49	34°06'38"

BOUNDARY OUTLINE COORDINATE TABLE			
POINT	NORTHING	EASTING	
300	673727.0035	1357923.2560	
301	673651.5768	1357814.9286	
302	673562.6823	1357675.9223	
303	673388.8750	1357247.8627	
304	673232.2880	1356997.6762	
305	673172.6019	1356625.2799	
306	673127.4795	1356358.4685	
307	673128.7046	1356327.3899	
308	673098.7057	1356048.2519	
309	672844.6892	1354875.2088	
310	672452.0874	1354193.0693	
311	67310.4313	1353943.5917	
312	674105.5800	1353065.0017	
313	673952.8140	1353003.1542	
314	674247.7785	1352919.1152	
315	674692.1806	1353330.5426	
316	674896.5379	1353247.3778	
317	674974.4705	1353254.2089	
318	675033.7461	1353297.2304	
319	675066.4847	1353319.6181	
320	675171.2577	1353370.1970	
321	675301.7297	1353600.7578	

BOUNDARY OUTLINE COORDINATE TABLE			
POINT	NORTHING	EASTING	
322	675637.3460	1353840.5869	
323	675794.2407	1354014.8888	
324	675699.0243	1354149.4589	
325	675499.8741	1354443.2010	
326	675328.0652	1354471.8883	
327	675470.1494	1354575.6051	
328	675293.0998	1354668.6281	
329	674942.6535	1354861.1599	
330	674835.1955	1354912.2850	
331	674968.5670	1356162.7208	
332	674778.7065	1356179.0904	
333	674737.9445	1356226.1738	
334	674520.7002	1356470.3138	
335	674428.4026	1356498.0249	
336	674267.5715	1356807.3987	
337	674244.3607	1356218.3983	
338	674228.4962	1356153.0572	
339	674331.5628	1355984.9088	
340	673634.7870	1356103.0342	
341	673359.5778	1356220.9284	
342	673142.6938	1356349.4513	
343	673187.9305	1356161.9397	
344	673247.5395	1356889.2141	
345	673404.1418	1357230.3208	
346	673577.9211	1357687.3112	
347	673665.7556	1357806.2238	
348	673742.2235	1357914.6102	

BOUNDARY OUTLINE COORDINATE TABLE			
POINT	NORTHING	EASTING	
349	673742.2235	1357914.6102	
350	673742.2235	1357914.6102	
351	673742.2235	1357914.6102	
352	673742.2235	1357914.6102	
353	673742.2235	1357914.6102	
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396	673742.2235	1357914.6102	
397	673742.2235	1357914.6102	
398	673742.2235	1357914.6102	
399	673742.2235	1357914.6102	
400	673742.2235	1357914.6102	

JOHN A. CULZEWSKI, JR.
County Executive

C. PETE GUTWALD, Director
Department of Permits,
Approvals & Inspections

AUG 19 2022

August 15, 2022

Mr. Mitchell J. Kellman, V.P.
Daft McCune Walker
501 Fairmount Avenue, Suite 300
Towson, MD 21286

RE: Pearlstone Retreat & Conference Center
3225 Mount Gilead Road
Tracking Number: DRC-2022-00080
DRC Number: 0809223, Dist. 4C4

Dear Mr. Kellman,

Pursuant to Article 25A, § 5 (U) of the Annotated Code of Maryland, and as provided in §602 (d) of the Baltimore County Charter, and §32-1-101, 32-3-401 and 32-3-517 of the Baltimore County Code (BCC), this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land-use decisions so designated by their directors to represent their respective departments. The purpose of the DRC is to ensure compliance with §32-4-106 and §32-4-262 of the BCC and to make recommendations to the Director of the Department of Permits Approvals and Inspections (PAI).

The DRC met in an open meeting, via WebEx, on August 9th, 2022 and has determined that your project meets the requirements of the Department of Planning and Zoning Review Committee (DRC) and it is this 15th day of August 2022 so ordered and decided that the recommendations of the DRC are adopted.

It is necessary to submit 2 plans to PAI-Development Plans Review, 2 plans to PAI-Zoning Review, 3 plans to Environmental Protection and Resource Management and 1 plan to the Department of Planning for further review. Please staple a copy of this DRC letter to each plan and forward to County Office Building, Dawn Chaney, Room 111 at 111 West Chesapeake Avenue; Towson, MD 21204.

Development Processing | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone: 410-387-3335 | Fax: 410-887-2877
www.baltimorecountymd.gov

Printed on recycled paper containing 30 percent post-consumer material

In your submittal, please include a CD containing the CAD file and PDF file of the refined plan.

For detailed instructions go to:
http://baltimorecountymd.gov/agencies/permits/pdm_development/pdmdevelopment.html#CADStandard

After resolution of all outstanding County Agency Review issues, you will be instructed by PAI/Development Management to submit a copy of this letter, ten (10) prints of the refined plan, the CD and your paid invoice of \$350.00 (see attached invoice number 213737, please complete) to Ms. Chaney at the address above for final approval of your plan.

Any permits required for this project will be processed subject to the conditions set forth in this letter along with all plans, securities and/or non-county permits that may be required in accordance with County, State or Federal Regulations. Please be aware that the provisions of DCC §11-4-302 through §11-4-305 establishing a development impact surcharge will apply to this project. It will be the responsibility of the DRC applicants through the review process to confirm the applicability of any surcharge, the amount, and any credits applied thereto. The surcharge, if applicable, shall be assessed and collected at the time of building permit application.

Sincerely,

C. Pete Gutwald
Director

CPG: LTM:dc
C: File

SITE

VICINITY MAP
SCALE: 1"=100'

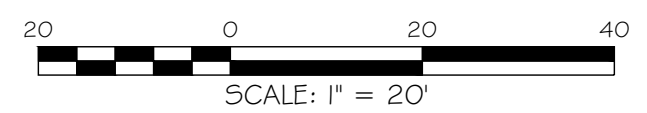
BENCHMARKS

AZ-195	ELEV. 458.59	N 674,888.13	E 1,358,918.51
DESCRIPTION: BRASS CAP			
155-195	ELEV. 158.70	N 674,286.25	E 1,358,700.89
DESCRIPTION: BRASS DISK (BALTIMORE COUNTY SURVEY MARKER)			

GENERAL NOTES

OWNER: THE ASSOCIATED JEWISH CHARITIES OF BALTIMORE
DEED REFERENCE: LIBER 478 FOLIO 006 AND LIBER 2068 FOLIO 201
TAX ACCOUNT NO. 00000002 AND 00000003
TAX MAP: 31, GRID: 21, PARCEL: N AND 399

- COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM BASED ON THE FOLLOWING TRAVEL STATIONS:
STATION NORTHING EASTING ELEV. (NAVD 83)
3 673477.0227 1354755.1247 562.28
3 673477.0227 1354755.1247 562.28
- THE WETLANDS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. NO CLEARING, GRADING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS AND FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A 100-YEAR FLOODPLAIN STUDY DATED JANUARY 18, 2009 AND ACCEPTED FOR FILING BY BALTIMORE COUNTY ON DECEMBER 8, 2009. THE AREAS DESIGNATED AS A FLOODPLAIN INCLUDE THE AREAS DESIGNATED BY THE 100-YEAR FREQUENCY 500M AND A MINIMUM OF 2-FOOT VERTICAL FLOODPLAIN. THE ELEVATIONS SHOWN ON THE FLOOD PLAN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY WATER SURFACE ELEVATIONS.
- ANY FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- ANY DWELLING IN AN R-2 OR R-3 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS



Christopher D. Mudd
Partner

t 410.494.6365
f 410.821.0147
cdmudd@venable.com

April 4, 2019

HAND-DELIVERED

W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building - Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Spirit and Intent Letter, Case No. 64-161-X
Pearlstone Retreat Center – 5425 Mt. Gilead Road
4th Election District, 3rd Councilmanic District

Dear Mr. Richards:

This firm represents Associated Jewish Charities of Baltimore, Inc. (“the Associated”), and owner of the above referenced property, located in the Reisterstown area of Baltimore County (the Property”). In 1964 the Associated acquired the above-referenced 163+/- acre Property in Reisterstown and shortly thereafter applied for and was granted special exception approval to use the Property as a “quasi-public camp including a day camp,” in the then designated R-6 zoning. (See, Case No. 64-161-X (the “1964 Case”)(copy enclosed)). For decades following special exception approval, the Associated operated “Camp Milldale” on the Property. Over the years the camp was modified and improved, including the opening of the “Pearlstone Retreat Center” in 1998 which includes a large conference center with multiple meeting rooms of varying sizes to accommodate guests. The Center sits on an expansive 180-acre campus of rolling hills, wooded trails, a 2-acre lake, sport fields and educational farm, providing a picturesque environment to learn, grow and interact. These changes were approved by a series of Spirit and Intent Letters (“S&I Letter(s)”). At this time, the Associated is proposing to make certain improvements to the Pearlstone Retreat Center, as described below, and I am seeking written confirmation that the proposal is within the spirit and intent of the special exception granted in the 1964 Case.

The site plan submitted in the 1964 Case (copy enclosed) shows that, at the time of the original approval, the camp proposed for the Property included numerous buildings, structures, and other facilities for use in administering and facilitating the proposed camp use. At the time of the 1964 Case the Property was zoned R.6. The R.6 required building setback(s) of thirty feet (30 ft.). Upon approval, the facilities were constructed and throughout the summer months, the camp flourished.

W. Carl Richards, Jr., Supervisor
April 4, 2019
Page 2

As stated above, in July 1998, the Associated sought to enhance and innovate user experience on the Property. As a result and as mentioned above, the Pearlstone Retreat Center was created to seize a unique opportunity, wherein the Property is used to host “small groups of campers [i.e. retreat users] in the ‘off-season’ (Spring and Fall) when the camp would not otherwise be in use.” On September 1, 1998, your office determined that the reconfigured use (“Pearlstone Retreat Center”) of the Property and accompanying site plan (showing all then-existing buildings/structures/facilities along with several proposed buildings/structures and cottages designed for incorporate the overnight camping / retreat element) was within the spirit and intent of the special exception granted in 1964. (See, 1998 S& I Letter, plan and approval letter (enclosed)).

At this time, the Associated seeks to construct an addition to its Pearlstone Retreat Center building to further enhance and build on the success of the mission of the Associated. In April 2017, you countersigned a spirit and intent letter confirming that the modest addition is within the spirit and intent of the 1964 Case. The scale of that addition has not changed, but the Associated now proposes to construct it on the opposite side of the existing retreat center building from where it was proposed in April 2017. The enclosed site plan, entitled S&I/Zoning Confirmation Plan, shows the proposed addition in red. In this newly proposed location, the addition will be relatively close to an existing lot line within the overall tract owned by the Associated. As the Associated’s consultants are determining the final size and layout of the building, we are seeking to confirm the setbacks that are to be applied from the edge of the addition to the nearby property line.

As you are aware, the R.6 Zones and zoning classifications no longer exist. See, Bill Nos. 100-1970; 72-2004¹. Notwithstanding the legislative zoning re-classification(s), we seek to confirm that the correct (side/rear?) building setback to be applied to the addition to the Pearlstone Retreat Center is the thirty foot (30 ft.) setback applicable to the R.6 Zone, in place at the time the special exception was granted. Furthermore, assuming the thirty foot (30 ft.) setback is correct, the proposed addition would not respect that setback when measured from the current interior property line. Therefore, the Associated intends to adjust that lot line to ensure conformance with the thirty foot (30 ft.) setback, at the time that the Associated files its application with the Development Review Committee to amend the approved Development Plan for the property.²

¹ The Pearlstone Retreat Center is currently located in an area on the Property that is split zoned RC-2 and RC-4.

² It should be noted that the smaller parcel to the north and east of the proposed addition was acquired by the Associated in 2009, which was years after the 1964 special exception approval. Therefore, that smaller parcel is not part of the special exception area from 1964. Notwithstanding this fact, the proposed retreat center addition will occur entirely within the special exception area, so the use is permitted in that area, and the R.6. zoning should still apply to the use and that special exception area.

W. Carl Richards, Jr., Supervisor
April 4, 2019
Page 3

If you are in agreement with the provisions of this letter, I ask that you confirm by countersignature below that: (1) the relocated addition to the retreat center remains within the spirit and intent of the 1964 Case; (2) the R.6 zoning classification continues to apply to the special exception area approved in the 1964 Case; (3) a 30 foot (30 ft.) rear-yard setback will apply to the retreat center addition; and (4) the Associated may adjust the existing lot line to respect the applicable 30 foot (30 ft.) setback. I have enclosed with this letter a check in the amount of \$600, made out to Baltimore County, Maryland, to cover the costs associated with your expedited review. If you have any questions regarding the provisions of this letter, please contact me.

Thank you for your attention to this matter.

Very truly yours,



Christopher D. Mudd

CDM
Enclosures

AGREED AND ACCEPTED:



W. Carl Richards, Jr., Supervisor
Zoning Review Bureau

46227465v3

* Subject to 100' Line Adjustment
for final Approval.

Carl Richards Jr

From: Frankovich, Jennifer R. <JRFrankovich@Venable.com>
Sent: Friday, April 05, 2019 11:22 AM
To: Carl Richards Jr
Subject: spirit and intent letter

Good Morning Carl:

Thank you for meeting with me yesterday afternoon. As we discussed, we would like the S & I Letter signed so that we can take the next step and file the DRC refinement for the lot line adjustment.

As we also discussed, the letter uses the word “may” with regard to the lot line adjustment; however, I am happy to re-draft the letter to be even more clear that you are signing the letter **provided** ☺ that we file for / seek approval of the lot line adjustment.

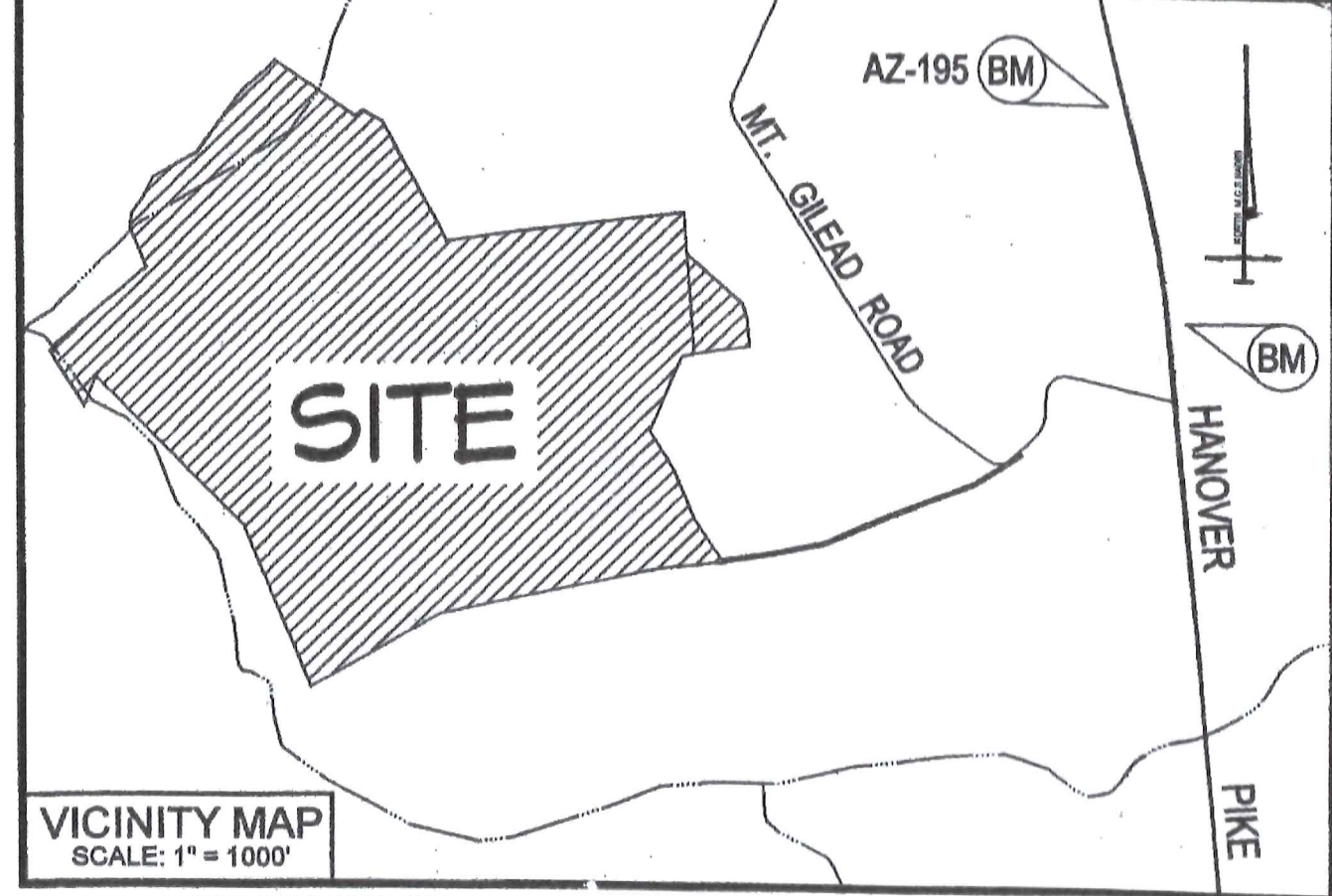
Or feel free to write your own provided language into the letter you have. Whatever I can do to make this easiest for you!

Thanks, Jen

Jennifer R. Frankovich, Esq. | Venable LLP
t 410.494.6381 | f 410.821.0147 | m 410.428.2471
210 W. Pennsylvania Avenue, Suite 500, Towson, MD 21204

JRFrankovich@Venable.com | http://secure-web.cisco.com/1M1EvYCeOmJWNIOH0NMXXJNKyZzSj69dYH8QoahKcyG6c24E-gh_XkLi3-EHtv_VclCIM2mPamLiEUvDQQuUrtTdJJHtGJjcB5rTi7ZFrgDWVo05L7I9NShKU4rHNLrWw4bXRFxEdVqEA5rY_ZZP5dP2Onta2W_BzpwLD3EVw2-kP6fSMuaw-onfRhJglltU3A4IDQeWj_ivS6D4Kzn1IjjaL6I95oY-3qHGoxkO3dBysGLIWS8BFf8ijxVC8shPxXgQe8c9gT3PfgsIBTHZuAcYLzD5dCwTI5e47IMW8SwVeJBcCpHaqY2ukQt7gmmywFul9u1KObYkMB51VzhlsdwD3qp8DRAN_MHXzv0cnsLPQLotVdQ-NKPGCb_FuauJNi3dX5TeWGqe9JT6tXmrl1D7tRhKE7okvTDd0MKT6n6g69QFTPrVXL695WxEWj1VsWskFyJJODMYu18rRoVDrQw/http%3A%2F%2Fwww.Venable.com

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BENCHMARKS

12105	ELEV. 643.97	N 674.285.26
12106	ELEV. 643.97	N 674.285.26
12107	ELEV. 643.97	N 674.285.26
12108	ELEV. 643.97	N 674.285.26

GENERAL NOTES

1. BEN GERSHONWITZ, 22-24 JENNIFER CHARITIES OF BALTIMORE, 101 MT. ROYAL AVENUE, BALTIMORE, MD 21201, (410) 845-7313.

2. SITE DATA: 22-24 JENNIFER CHARITIES OF BALTIMORE, 101 MT. ROYAL AVENUE, BALTIMORE, MD 21201, (410) 845-7313.

3. ZONING/DEVELOPMENT HISTORY: (642) MT. GILEAD ROAD - PARCEL 67.

3.1. IN ZONING CASE 64-181-X, ON JUNE 8, 1984, A SPECIAL EXCEPTION WAS APPROVED FOR A QUAG-PUBLIC CAMP INCLUDING A DAY CAMP.

3.2. ON SEPTEMBER 1, 1988, THE ZONING OFFICE APPROVED A REQUEST FOR A RETREAT CENTER AS WITHIN THE SPIRIT AND INTENT OF CASE NO. 64-181-X.

3.3. ON DECEMBER 17, 2004, THE ZONING OFFICE APPROVED A REQUEST FOR A PROPOSED POOLHOUSE AS WITHIN THE SPIRIT AND INTENT OF CASE NO. 64-181-X.

3.4. ON JANUARY 6, 2005, THE DEVELOPMENT REVIEW COMMITTEE APPROVED A LIMITED EXEMPTION UNDER SECTION 24-106 (1) (4) FOR THE ADDITION OF 3,375 SQ. FT. TO THE PEARLSTONE CONFERENCE CENTER - DRC NO. 12204E.

3.5. ON DECEMBER 6, 2007, THE DRC APPROVED A LIMITED EXEMPTION UNDER SECTION 24-106 (1) (4) FOR A LOT LINE ADJUSTMENT - DRC NO. 12204E.

3.6. ON JULY 21, 2008, THE DRC APPROVED LIMITED EXEMPTION UNDER SECTION 24-106 (1) (4) FOR A LOT LINE ADJUSTMENT - DRC NO. 12204E.

3.7. IN ZONING CASE NO. 2008-141-SP, THE ZONING COMMISSIONER APPROVED A NON-DENSITY TRANSFER OF 2.5 ACRES FROM THE ELBERROAD PROPERTY TO THE CAMP MIDDLE PROPERTY.

4. THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON A CURE 100-YEAR FLOODPLAIN STUDY DATED JANUARY 18, 2008 AND ACCEPTED FOR FILING BY BALTIMORE COUNTY ON JANUARY 20, 2008. THE AREA DESIGNATED AS A FLOODPLAIN INCLUDES THE AREA BOUNDED BY THE 10-YEAR FREQUENCY FLOODPLAIN AND THE 100-YEAR FREQUENCY FLOODPLAIN. THE ELEVATIONS SHOWN ON THE FLOOD PLAN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY WATER SURFACE ELEVATIONS.

5. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS FILES AND DOES NOT REPRESENT A FIELD SURVEY. PROPERTY BOUNDARY SHOWN HEREON IS BASED ON SURVEY PREPARED BY COLBERT MATZ ROSENFELT, INC.

6. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

7. A STEEP SLOPE AND EROSION ANALYSIS WAS SUBMITTED TO DEPS ON JAN. 27, 2008.

8. FOREST BUFFER/FOREST CONSERVATION

8.1. ON DECEMBER 30, 2008, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY APPROVED A VARIANCE FOR IMPACTS TO THE FOREST BUFFER, TRACING NO. 03-09-1002.

8.2. A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAIN. PROVIDED AND EXISTING USES WITHIN THE FOREST BUFFER AND THE ASSOCIATED BUILDING SETBACK SHOWN ON THE PLAN ARE REFLECTIVE OF THE FACT THAT THE VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS INCLUDING MITIGATIVE PLANTING, INSTALLATION OF A SPLIT RAIL FENCE AND EXPANSION OF THE FOREST BUFFER ELSEWHERE ON THE PROPERTY.

8.3. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR IMPROVEMENT OF VEGETATION WITHIN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT EXCEPT AS AUTHORIZED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY.

8.4. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS BASED ON THE PROTECTIVE COORDINATES WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THE AREA.

9. THERE ARE NO HISTORIC BUILDINGS OR SITES ON THIS PROPERTY.

10. THIS SITE IS SERVED BY A PRIVATE ON-SITE WELL AND SEPTIC SYSTEM.

11. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.

12. REAL ESTATE COMPLIANCE HAS STATED THAT MT. GILEAD ROAD AT THE ENTRANCE OF THE PEARLSTONE CAMPUS IS BALTIMORE COUNTY MAINTAINED AND HAS NO RIGHT OF WAY.

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA
DRAINAGE AND UTILITY EASEMENT	5	12.34 AC.
FOREST BUFFER EASEMENT	9	24.80 AC.
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I, BEN GERSHONWITZ, HEREBY CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES OR BE EMPLOYED BY THE DEVELOPER/OWNER.

Ben Gershonwitz 2/15/11
SIGNATURE DATE

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S&I/ZONING CONFIRMATION PLAN

PREPARED BY DMV

5425 MT. GILEAD ROAD
REISTERSTOWN, MARYLAND 21136

PAI NUMBER: #04-727
14TH ELECTION DISTRICT
WARD COUNCILMANIC DISTRICT

GRAPHIC SCALE

1" = 100 FT.
1" = 100 FT.

Colbert Matz Rosenfelt
Engineers / Surveyors / Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification

I, *Colbert Matz Rosenfelt*, 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. 13203 Expiration Date: 11-02-2020

CERTIFICATION DEVELOPMENT PLAN Approval
DATE: 2/15/11
This plan approval shall expire four (4) years from this approval date.

SPECIMEN TREE NOTE

SPECIMEN TREES AND THEIR CRITICAL ROOT ZONES SHALL BE SHOWN AND ANY IMPACTS PERMITTED THROUGH THE GRANTING OF A SPECIAL VARIANCE PRIOR TO FURTHER REFINEMENT OR AMENDMENT OF THE DEVELOPMENT PLAN AND APPROVAL OF ANY ADDITIONAL DEVELOPMENT ACTIVITIES.

BALTIMORE COUNTY DEPT. OF PAI
Project No. 04-0711, DEC 04/2010
BALTIMORE COUNTY CODE
Section 32-4-100B

CERTIFICATION DEVELOPMENT PLAN Approval
DATE: 2/15/11
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SOILS LIMITATIONS

MAP SYMBOL	SOIL NAME	SLOPE	HSG	PERMEABILITY	HOME SITES (3 STORIES OR LESS)	STREETS & PARKING LOTS
Cc1	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc2	CHESTER	5-15%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc3	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc4	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc5	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc6	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc7	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc8	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc9	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc10	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc11	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc12	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc13	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc14	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc15	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc16	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc17	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc18	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc19	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc20	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc21	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc22	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc23	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc24	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc25	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc26	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc27	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc28	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc29	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc30	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc31	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc32	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc33	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc34	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc35	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc36	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc37	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc38	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc39	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc40	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc41	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc42	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc43	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc44	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc45	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc46	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc47	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc48	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc49	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc50	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc51	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc52	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc53	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc54	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc55	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc56	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc57	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc58	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc59	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc60	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc61	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc62	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc63	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc64	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc65	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc66	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc67	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc68	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc69	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc70	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc71	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc72	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc73	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc74	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc75	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc76	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc77	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc78	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc79	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc80	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc81	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc82	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc83	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc84	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc85	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc86	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc87	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc88	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc89	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc90	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc91	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc92	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc93	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc94	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc95	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc96	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc97	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc98	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc99	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE
Cc100	CHESTER	3-4%	B	WELL DRAIN	MODERATE SLOPE	MODERATE SLOPE

SLOPE PROTECTION NOTE

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES AGAINST EROSION OR SLUSHINGS OF ANY STEEP SLOPES AS DEFINED BY SECTION 24-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

LEGEND:

PROPERTY LINE

ZONING LINE

SOILS LINE

FOREST BUFFER EASEMENT

FOREST CONSERVATION EASEMENT

FOREST CONSERVATION EASEMENT BUILDING SETBACK

PROTECTIVE SIGN & MARKER LOCATION

PROTECTIVE MARKER LOCATION

BURIED REBAR STAKE

FOREST CONSERVATION EASEMENT AND FOREST BUFFER EASEMENT

FOREST BUFFER CONTINUED USED AREA

FOREST BUFFER EASEMENT AND 100-YEAR FLOOD PLAN EASEMENT AND DRAINAGE AND UTILITY EASEMENT

100-YEAR FLOOD PLAN

WETLANDS

STREAMS

2' CONTOURS

10' CONTOURS

STEEP SLOPES (>25%)

TREE LINE

DECIDUOUS TREE

EVERGREEN TREE

PAVED ROADS

GRAVEL ROADS

SIDEWALKS

FENCE

PATH

EXISTING BUILDINGS

UTILITY WATER LINES

MONITORING WELLS AND WELLS

UTILITY SEPTIC LINES

SEPTIC RESERVE AREAS

UTILITY STORM DRAIN LINES

UTILITY ELECTRIC POLES

DEDICATION TABLE

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S&I/ZONING CONFIRMATION PLAN

PREPARED BY DMV

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PAI NUMBER: #04-727
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This plan approval shall expire four (4) years from this approval date.

SPECIMEN TREE NOTE

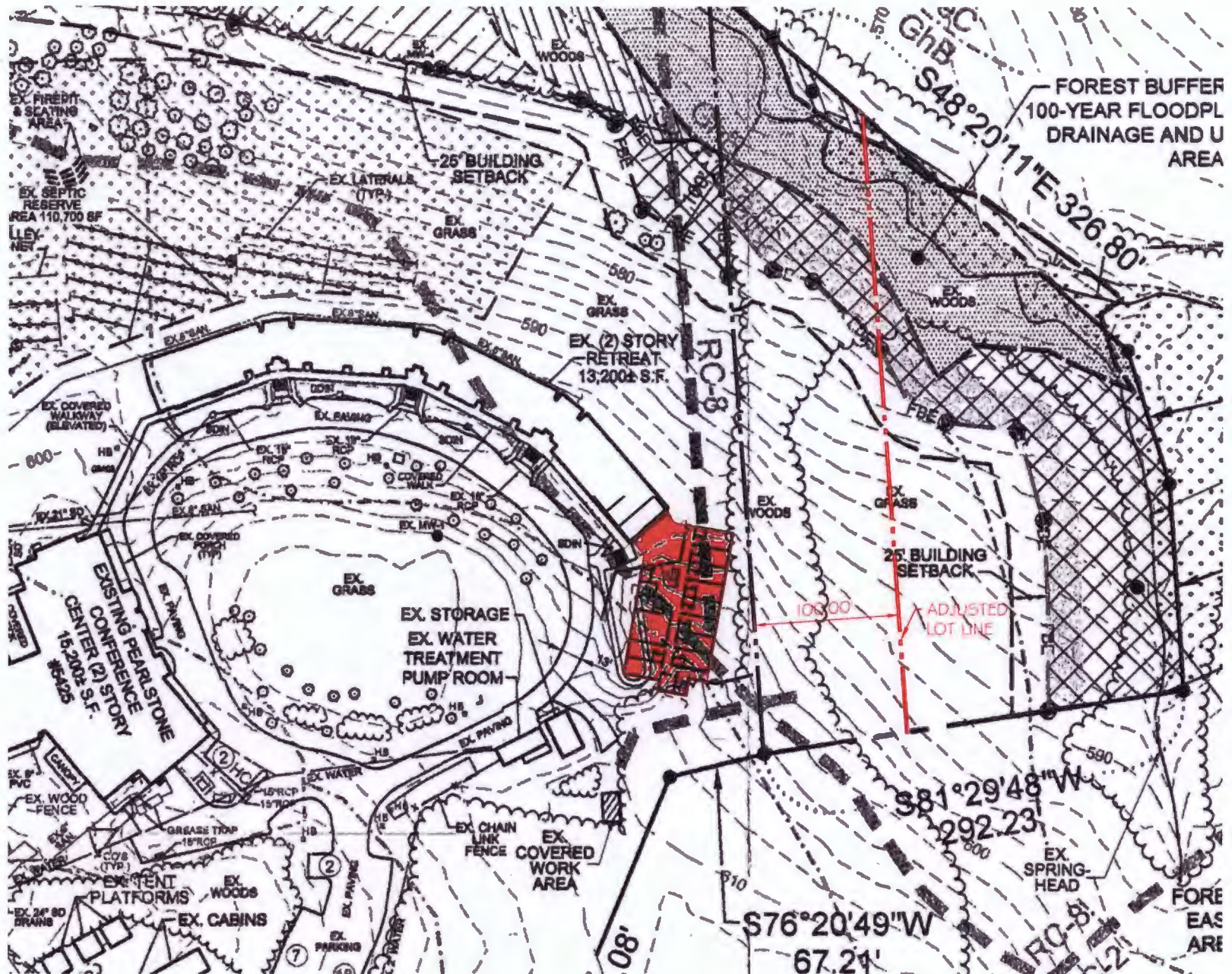
SPECIMEN TREES AND THEIR CRITICAL ROOT ZONES SHALL BE SHOWN AND ANY IMPACTS PERMITTED THROUGH THE GRANTING OF A SPECIAL VARIANCE PRIOR TO FURTHER REFINEMENT OR AMENDMENT OF THE DEVELOPMENT PLAN AND APPROVAL OF ANY ADDITIONAL DEVELOPMENT ACTIVITIES.

BALTIMORE COUNTY DEPT. OF PAI
Project No. 04-0711, DEC 04/2010
BALTIMORE COUNTY CODE
Section 32-4-100B

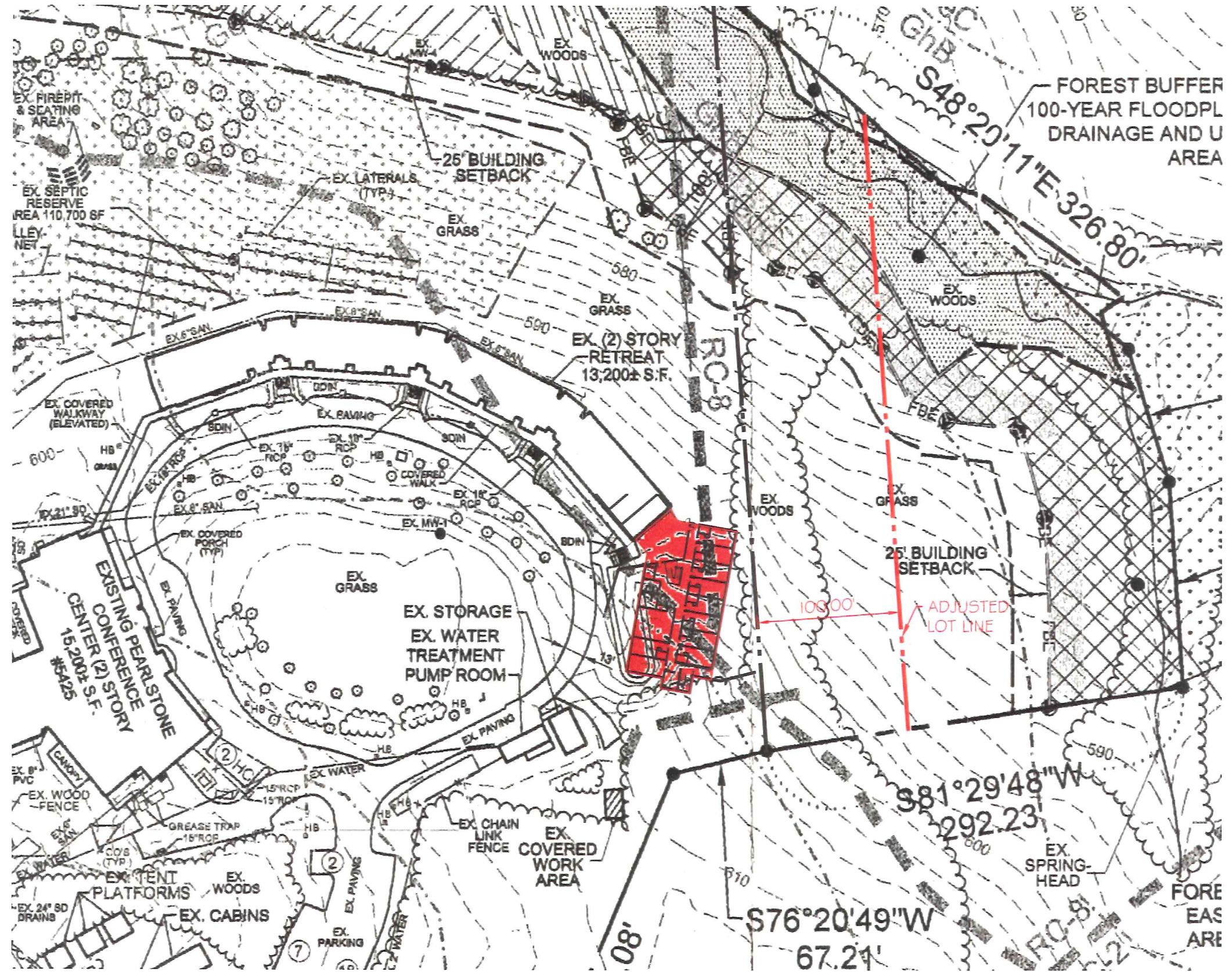
CERTIFICATION DEVELOPMENT PLAN Approval
DATE: 2/15/11
This plan approval shall expire four (4) years from this approval date.

	NO.	DATE	REVISION:	BY	SHEET 1 OF 2

PEARLSTONE RETREAT ADDITION ENLARGEMENT
NTS



PEARLSTONE RETREAT ADDITION ENLARGEMENT NTS



April 2019

Christopher D. Mudd
Counsel

t 410.494.6365
f 410.821.0147
cdmudd@venable.com

#17-159
\$1500

April, 19 2017

W. Carl Richards, Jr., Supervisor
Zoning Review Office
County Office Building - Room 111
111 W. Chesapeake Avenue
Towson, Maryland 21204

Subject: Spirit and Intent Letter for Case No. 64-161-X
Pearlstone Retreat Center – 5425 Mt. Gilead Road
4th Election District, 3rd Councilmanic District

Dear Mr. Richards:

This firm represents Associated Jewish Charities of Baltimore, Inc. (“the Associated”), owner of the above referenced property, located in the Reisterstown area of Baltimore County (the “Property”). The Associated is a philanthropic organization that has had an expansive presence throughout the greater Baltimore region for nearly a century, and its mission is “to provide care for our most vulnerable, invest in our youth, enrich the quality of our Jewish life and deepen our sense of global peoplehood.” (See www.associated.org). The Associated owns a 163± acre Property in Reisterstown, which the Associated acquired in 1964. Shortly after the acquisition, the Associated sought and obtained approval to utilize the Property as a “quasi-public camp including a day camp,” a use permitted by special exception under the R-6 zoning then in place. (See Case No. 64-161-X (the “1964 Case”) (copy enclosed)). Following that approval, the Associated operated “Camp Milldale” on the Property for decades, which, over time, was improved and modified by spirit and intent letters (described below), including the commencement of the “Pearlstone Retreat Center” use on the Property in 1998. At this time, the Associated is proposing to make certain improvements to the Property, as described in detail below, and I am seeking written confirmation that the proposal is within the spirit and intent of the special exception granted in the 1964 Case.

The site plan submitted in the 1964 Case (copy enclosed) shows that, at the time of the original approval, the camp proposed for the Property included numerous buildings, structures, and other facilities for use in administering and facilitating the proposed camp use. Upon approval, the facilities were constructed, and the camp operated for decades, routinely accommodating 1,000 to 1,100 campers daily throughout the summer, with irregular use of the Property in the remaining months throughout the year (for company outings, picnics, reunions, etc.).

In July, 1998, the Associated sought to continue the summer camp experience (still operating as Camp Milldale), which at the time was seeing dwindling attendance, and to implement the

W. Carl Richards, Jr., Supervisor
April 19, 2017
Page 2

Pearlstone Retreat Center use on the Property to facilitate the hosting of “small groups of campers [i.e., retreat users] in the ‘off-season’ (primarily Spring and Fall) when the camp would not otherwise be in use.” The site plan submitted with the S&I Letter depicted all of then-existing buildings/structures/facilities, together with several proposed buildings/structures, including a number of cottages needed to incorporate an overnight camping/retreat element on the Property. On September 1, 1998, the reconfigured use of the Property, as described in the 1998 S&I letter, was determined by your office to be within the spirit and intent of the special exception approved in the 1964 Case.¹ (See 1998 S&I Letter, plan, and approval letter (enclosed))

Thereafter, the Associated constructed the cottages, continued its summer day camp, and incorporated its “off-season” Pearlstone Retreat Center overnight retreat/camp. This endured for many years, with Pearlstone evolving into an exemplary retreat facility offering dozens of educational activities to enhance the retreat participants’ experience.

Over the past several years, Camp Milldale has struggled with registration, while Pearlstone has achieved great success. In light of these trends, the Associated has discontinued Camp Milldale and is now assigning management of the property to Pearlstone, who will take over management of the site and expand its outdoor environmental and agricultural education to the camping arena. Moving forward, Pearlstone will run specialty daycamps focused on outdoor adventure, agriculture, and ecology—the new Pearlstone camps will not be as intensive as Milldale was decades ago, but they will continue to be a central element of the property. Pearlstone will also continue to improve and to develop its overnight camping/retreat experience. Nevertheless, in light of the ongoing summer day camp use on the property, the Associated asserts that its modest expansion of the overnight retreat/camp element of the use, as described below, should be considered to be within the spirit and intent of the special exception granted in the 1964 Case.

I have enclosed a site plan, dated February 15, 2017 and entitled “SPIRIT & INTENT PLAN – PEARLSTONE CAMPUS,” which depicts all existing improvements and identifies a number of additional buildings/structures that the Associated proposes to construct in the coming years to support the ongoing overnight retreat/camp use. In terms of new facilities, the Associated proposes to construct: (a) additions to the overnight cottages, to accommodate 34-38 additional beds; (b) a new parking area; (c) 2 new open pavilion/overlook structures for the benefit of campers; (d) 1 new barn plus an addition to an existing barn to support the agricultural and educational aspects of the use; and (e) 3 new bathroom facilities (including associated sewage disposal elements). In addition, the Associated proposes to add staff housing to the property, which will provide a convenient, on-site location for the numerous people necessary to keep the 163± acre Property fully operational, and is commonplace for similar facilities throughout the

¹ A second spirit and intent request was filed and approved in 1999, to permit a new in-ground swimming pool to be installed on the Property. (See enclosed letter and plan).

W. Carl Richards, Jr., Supervisor

April 19, 2017

Page 3

country. Upon review of the site plan, you will note that planned improvements will, collectively, encompass a very modest footprint on the Property and are respectful of the significant open areas and farm fields that are essential both to the atmosphere that the Associated strives to maintain for the Property. Over the past several decades, the Associated has strived to promote camps/retreats on the Property that focus on providing unparalleled agricultural and environmental educational experiences that participants cannot enjoy anywhere else. Now, the Associated has determined that the modest improvements identified above, in addition to its plans to promote and to enhance environmental conservation, greenspace preservation, and environmental education on the Property, will enable it to continue the mission and the vision for this Property that was set in motion by the Associated in 1964.

It is important to note that, even with these new improvements, bus traffic to and from the Property will be reduced overall and spread throughout the year, compared to the intense bus traffic that used to be associated with Camp Milldale. Even as it continues to reprogram and to regrow its summer day camp experience, the Associated anticipates that it will not come close to approaching the levels of bus traffic that the use once generated. Further, by locating staff onsite, the number of daily vehicular trips to and from the Property will be significantly reduced. Finally, restoring large areas of the property to agricultural use or meadow has many environmental benefits and is consistent with the land uses in the area. In short, the Associated expects that its vision for the Property, as described in this letter, is entirely consistent with, and less impactful than, the special exception use approved in the 1964 Case.

If you are in agreement that the use and improvements described in this letter are within the spirit and intent of the special exception granted in the 1964 Case, I ask that you please countersign below.

With this letter, find enclosed check in the amount of \$150.00 made payable to "Baltimore County, Maryland" to cover the administrative costs associated with your expedited review of this request. If you have any questions or require any additional information, please contact me. Thank you for your attention to this matter.

Sincerely,

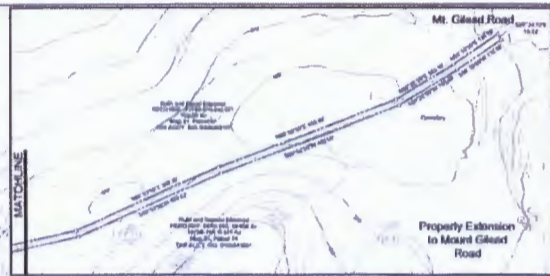
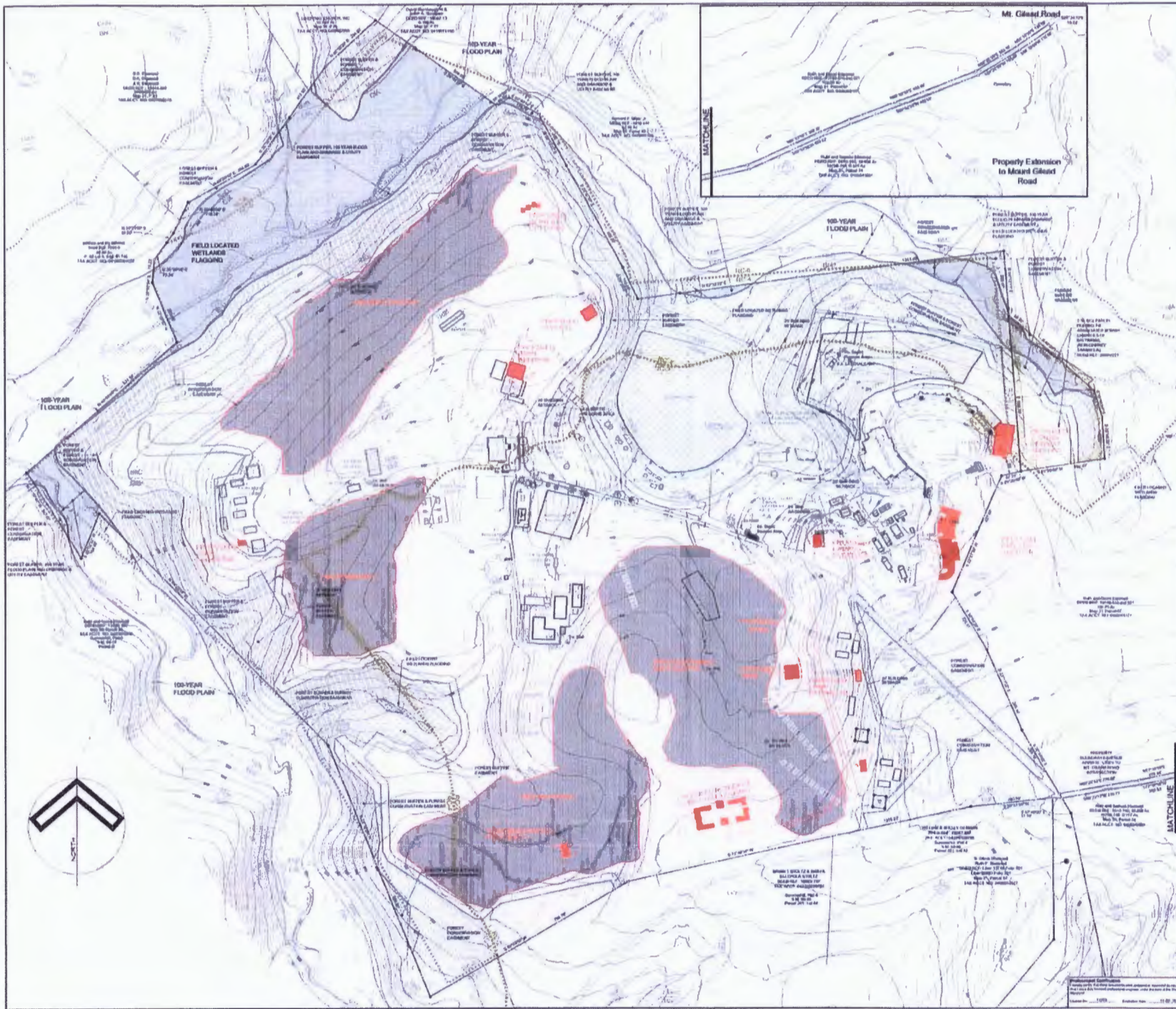


Christopher D. Mudd

AGREED AND ACCEPTED:



4/20/17
W. Carl Richards, Jr. Supervisor
Zoning Review Office



Notes

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS ENGINEERING AND SURVEYING ACT AND THE ILLINOIS FLOOD DAMAGE PREVENTION ACT.
2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE DESIGNER HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE SOILS OR ROCKS AT THE SITE.
3. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE MAPS AND PLANS. THE DESIGNER HAS NOT CONDUCTED ANY TESTS OR ANALYSES OF THE SOILS OR ROCKS AT THE SITE.
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Key

PROPOSED IMPROVEMENTS	[Symbol]
EXISTING IMPROVEMENTS	[Symbol]
EXISTING DRAINAGE	[Symbol]
EXISTING ROADS	[Symbol]
EXISTING UTILITIES	[Symbol]
EXISTING FLOOD ZONES	[Symbol]
EXISTING WETLANDS	[Symbol]
EXISTING BUILDINGS	[Symbol]
EXISTING FENCES	[Symbol]
EXISTING POWER LINES	[Symbol]
EXISTING TELEPHONE LINES	[Symbol]
EXISTING GAS LINES	[Symbol]
EXISTING WATER LINES	[Symbol]
EXISTING SEWER LINES	[Symbol]
EXISTING RAILROADS	[Symbol]
EXISTING AIRPORTS	[Symbol]
EXISTING PORTS	[Symbol]
EXISTING AIRCRAFT	[Symbol]
EXISTING VEHICLES	[Symbol]
EXISTING PEDESTRIANS	[Symbol]
EXISTING BICYCLISTS	[Symbol]
EXISTING HORSE DRIVERS	[Symbol]

SPIRIT & INTENT PLAN

Pearlstone Campus

BARRETTVILLE, ILLINOIS 62506
AN EIGHTH DISTRICT IN COOK COUNTY, ILLINOIS

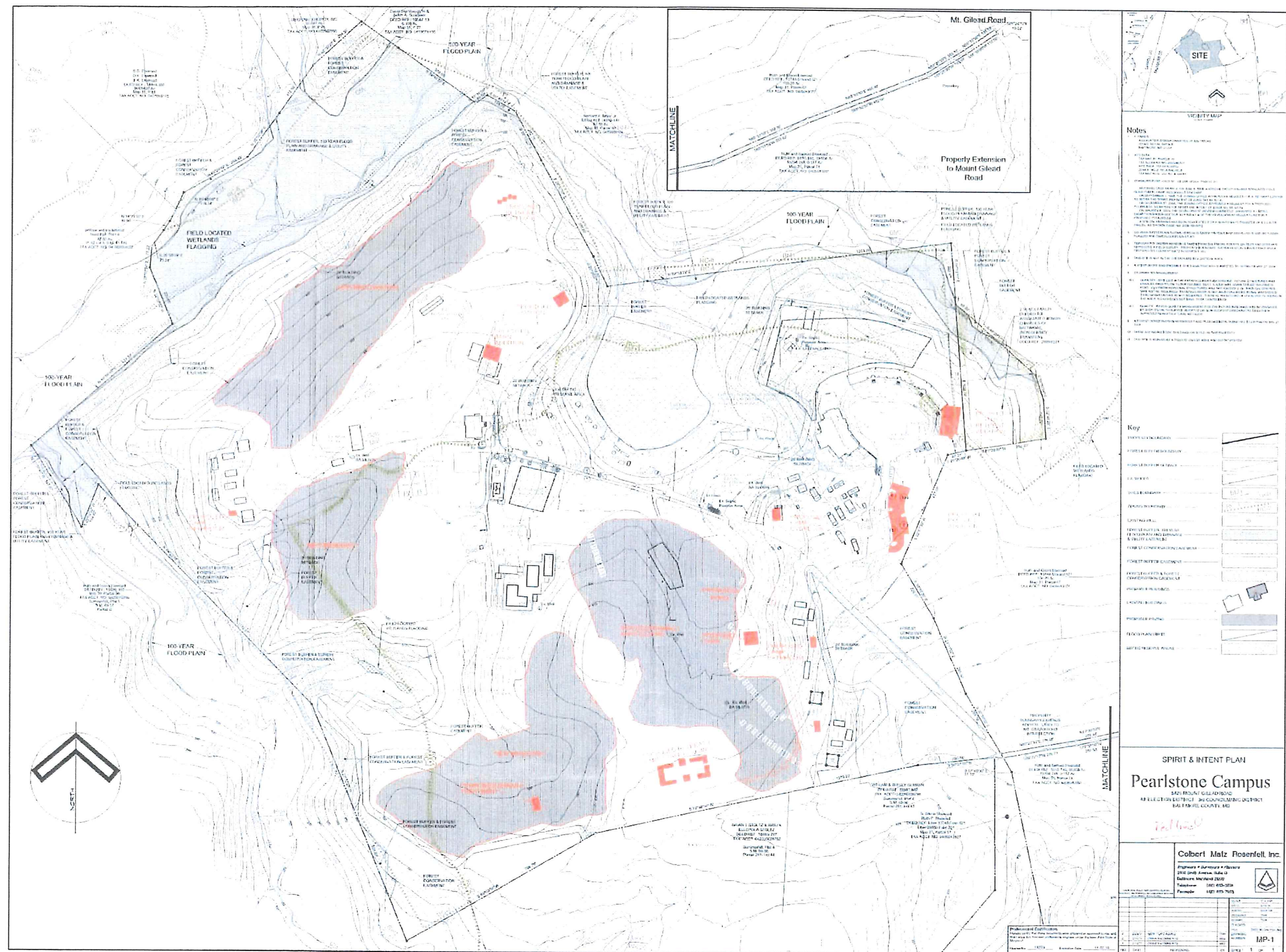
11/1/00

Colbert Metz Rosendell, Inc.

Engineers & Surveyors
1000 South Avenue, Suite 100
Barrington, Illinois 60010
Telephone: (847) 585-0800
Facsimile: (847) 585-0801

MP-1

11/1/00



April 2017



Baltimore County
Department of Permits and
Development Management

Develop
County
111 W
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

Approval by Baltimore
County

Re: Swimming Pool
Addition

November 29, 1999

Richard D. Gruber, Vice President
American Pool Management, Inc.
11408 Cronridge Drive, Suite F
Owings Mills, MD 21117

Dear Mr. Gruber:

RE: Proposed Swimming Pool Addition, "Camp Milldale" Zoning Case 64-161-X, 4th
Election District

Thank you for your letter of November 10, 1999, to Arnold Jablon, Director of
Permits and Development Management. This correspondence has been referred to me
for reply.

Please be advised that after careful review of the submitted site plan and special
exception case 64-161-X, the Zoning Review Office will consider the proposed in-
ground swimming pool and any accessory building(s) as within the spirit and intent of
said zoning case.

I trust that the information set forth in this letter is sufficiently detailed and
responsive to the request. If you need further information or have any questions,
please do not hesitate to contact me at 410-887-3391.

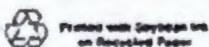
Sincerely,

Mitchell J. Koilman
Planner II
Zoning Review

MJK:rsj

c: Zoning Case 64-161-X

Census 2000 For You, For Baltimore County Census 2000



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<http://myneighborhood.baltimorecountymd.gov/>



"The Star of the Industry"

11/10/99
To: Mr. J. S. I.
11/10/99
NCC

November 10, 1999

Mr. Arnold Jablon, Director
c/o Permits and Development Management
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Re: "Camp Milldale" Zoning Case #64-161X
Proposed Improvements

Dear Mr. Jablon,

I represent American Pool Management and have been hired as the contractor to construct an in ground swimming pool (30' by 75') at Camp Milldale. The new pool will be adjacent to the two (2) existing pools (see enclosed site plans).

Mitchell Kellman, from your office, advised me to contact you regarding this proposed facility improvement project at Camp Milldale on the property of the The Associated Jewish Charities of Baltimore, Inc., which is located on Mt. Gilead Road, north of Reisterstown, Maryland. Title to this property has been held by the owners since 1954, and in that year a zoning Special Exception (Case #64-161X) was granted to allow a day camp to be established on the site. The property has been used in this matter to date and no change in use is proposed for the future.

We ask that your office review this information and provide an opinion on whether or not this proposed improvement agrees with the spirit and intent of the zoning Special Exception previously granted this site. If you have any questions regarding this request, please contact my office.

Sincerely,

Richard D. Gruber
Vice President

11/10/99

11438 Germantown Drive, Suite F • Camp Mill • MD 21117
410-363-6500 • Fax: 410-315-9700 • E-mail: info@americanpool.com • Toll Free: 800-241-2400
www.americanpool.com



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 29, 1999

Richard D. Gruber, Vice President
American Pool Management, Inc.
11408 Cronridge Drive, Suite F
Owings Mills, MD 21117

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RE: Proposed Swimming Pool Addition, "Camp Milldale" Zoning Case 64-161-X, 4th
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Sincerely,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:rsj

c: Zoning Case 64-161-X

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 074372

DATE 11/29/99 ACCOUNT 001-6150

AMOUNT \$ 40.00

RECEIVED FROM Arnold Jablon

FOR Proposed Swimming Pool Addition - Camp Milldale

COPIES TO: WHITE - CARRIER PINK - AGENCY YELLOW - CUSTOMER

CARRIER'S VALIDATION



"The Star of the Industry"

11/13/99
S
work
To: M. Kelly
SRI
11/13/99
need #
HSE
for it

November 10, 1999

Mr. Arnold Jablon, Director
c/o Permits and Development Management
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Re: "Camp Milldale" Zoning Case #64-161X
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this request, please contact my office.

Sincerely,

Richard D. Gruber
Vice President

99-2990

Census 2000 For You, For Baltimore County Census 2000



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on Recycled Paper

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www.americanpool.com



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmiendacq@co.ba.md.us

September 1, 1998

Alan E. Scoll, R.L.A.
Chief, Department of Landscape Architecture
D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, MD 21244

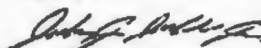
Dear Mr. Scoll:

RE: Spirit and Intent, The Associated: The Jewish Community Federation of Baltimore
(The Associated Jewish Charities), Camp Milldale Property, Pearlstone Retreat,
Zoning Case Number 64-161-X, 4th Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. As stated, this 163-acre site was the subject of a special exception for a "quasi-public camp including a day camp", which was granted by the then Deputy Zoning Commissioner. Per your letter, the camp currently hosts about 1,000 to 1,100 day campers for two months of every year. These campers are bused in large groups on a daily basis. The physical plant includes an activities barn, award-winning open air shelters, an administrative building, two swimming pools, bunks, fields, basketball and tennis courts, a pond, etc. The Associated would like to use a small portion of the property to create a facility for a natural extension of the children's day camp: a camp for teens, seniors, and families, to be known as Pearlstone Retreat Center. The Retreat Center would play host to small groups of campers in the "off-season" (primarily Spring and Fall) when the camp would not otherwise be in use. The proposed structures, as shown on this submitted red-lined plan, represent the necessary accoutrements of a facility designed for overnight stays and inclement weather (including sleeping quarters, common facilities, dining hall, enclosed recreation spaces and a chapel). This matter has been reviewed by staff and it has been determined that the proposed improvement on this 163-acre tract would be approved as being within the spirit and intent of the aforementioned zoning case. Prior to the application for any building permits, the proposed would be required to be reviewed by the Development Review Committee (DRC).

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


John J. Sullivan, Jr.
Planner II, Zoning Review

Come visit the County's Website at www.co.ba.md.us

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244

(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3648

July 30, 1998

Mr. Arnold E. Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RE: The Associated: The Jewish Community
Federation of Baltimore
(The Associated Jewish Charities)
Camp Milldale Property
Pearlstone Retreat
SPIRIT AND INTENT

Dear Mr. Jablon:

This letter is to request a finding by your office that the proposed improvements as shown on the enclosed plan (labeled Exhibit 1) meet the "Spirit and Intent" of the approval of a prior Special Exception permitting a "quasi-public camp including a day camp" on the subject property in zoning case 84-161-X. The Deputy Zoning Commissioner's approval in that case was in response to a petition brought by the Associated Jewish Charities of Baltimore, which had purchased an existing camp site of about 163 acres, upon which the Jewish Community Center would and has continued to operate a camp facility to this day.

As you can see from the enclosed information, the site is tucked away off Mt. Gillead Road, approximately a quarter mile west of Hanover Pike, in the northwestern part of Baltimore County. The camp currently hosts about 1,000 to 1,100 day campers for two months of every year. These campers are bused in large groups on a daily basis. The physical plant includes an activities barn, award-winning open air shelters, an administrative building, two swimming pools, bunks, fields, basketball and tennis courts, a pond, etc. The Associated would like to use a small portion of the property to create a facility for a natural extension of the children's day camp: a camp for teens, seniors, and families, to be known as the Pearlstone Retreat Center. The Retreat Center would play host to small groups of campers in the "off-season" (primarily Spring and Fall) when the camp would not otherwise be in use. While the building mass proposed represents the necessary accouterments of a facility designed for overnight stays and inclement weather (including sleeping quarters, common facilities, dining hall, enclosed recreation spaces and a chapel) the proposed intensity of use is actually

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

Page 2

Mr. Arnold E. Jablon
Camp Milldale Property
Pearlstone Institute
July 30, 1998

far below that of the summer day camp and certainly still falls within the category of "a quasi-public camp".

Your concurrence that the proposed enhancement of the existing facilities meets the "Spirit and Intent" of the original finding in 1964 will help tremendously to keep the timing of this important project on track.

Thank you for your kind consideration. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.

Alan E. Scott, R.L.A.

Chief, Department of Landscape Architecture

Enclosures

cc: Steven Sibel w/ encl
Josh Fidler
Bruce Eisen
Geoffrey Kroll



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmilandacq@co.ba.md.us

September 1, 1998

Alan E. Scott, R.L.A.
Chief, Department of Landscape Architecture
D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, MD 21244

Dear Mr. Scott:

RE: Spirit and Intent, The Associated: The Jewish Community Federation of Baltimore
(The Associated Jewish Charities), Camp Milldale Property, Pearlstone Retreat,
Zoning Case Number 64-161-X, 4th Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. As stated, this 163-acre site was the subject of a special exception for a "quasi-public camp including a day camp", which was granted by the then Deputy Zoning Commissioner. Per your letter, the camp currently hosts about 1,000 to 1,100 day campers for two months of every year. These campers are bused in large groups on a daily basis. The physical plant includes an activities barn, award-winning open air shelters, an administrative building, two swimming pools, bunks, fields, basketball and tennis courts, a pond, etc. The Associated would like to use a small portion of the property to create a facility for a natural extension of the children's day camp: a camp for teens, seniors, and families, to be known as Pearlstone Retreat Center. The Retreat Center would play host to small groups of campers in the "off-season" (primarily Spring and Fall) when the camp would not otherwise be in use. The proposed structures, as shown on this submitted red-lined plan, represent the necessary accoutrements of a facility designed for overnight stays and inclement weather (including sleeping quarters, common facilities, dining hall, enclosed recreation spaces and a chapel). This matter has been reviewed by staff and it has been determined that the proposed improvement on this 163-acre tract would be approved as being within the spirit and intent of the aforementioned zoning case. Prior to the application for any building permits, the proposed would be required to be reviewed by the Development Review Committee (DRC).

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,

John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planner II, Zoning Review

Come visit the County's Website at www.co.ba.md.us

Page 2

Mr. Arnold E. Jablon
Camp Milldale Property
Pearlstone Institute
July 30, 1998

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Very truly yours,

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Alan E. Scott, R.L.A.
Chief, Department of Landscape Architecture

Enclosures

cc: Steven Sibel
Josh Fidler
Bruce Eisen
Geoffrey Kroll

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056663

DATE 8/13/98 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JJS)

RECEIVED FROM The Associated

FOR VERIFICATION #98-3200

PEARLSTONE RETREAT
Camp Milldale Property
The Associated: The Jewish Community
Federation of Baltimore (AJC)

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

PAID RECEIPT
PROCESS ACTUAL TIME
8/14/1998 8/14/1998 09:24:27
RE: 2003 COVER MEAS TO 2004
F. MISCELLANEOUS DSN RECEIPT
Receipt # 05589
09/01/98 40.00 DSDX
Baltimore County, Maryland

CASHIER'S VALIDATION

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD, BALTIMORE MARYLAND 21244
(410) 944-ENG'R (410) 944-3647 FAX (410) 944-3684

TO BALTIMORE COUNTY MARYLAND
111 WEST CHESAPEAKE AVE
TOWSON, MARYLAND 21204
FROM ARNOLD JABLON, ESQUIRE

DATE August 7, 1998
RE PEARLSTONE RETREAT
SPIRIT AND INTENT

ATTN: ARNOLD JABLON, ESQUIRE DSTR & PN

☒ We are submitting
☐ We are forwarding
☐ We are returning
☐ We request

☐ Herewith
☐ Regular U.S. Mail
☐ Hand Delivered
☐ Federal Express/Counter Service

NO	DESCRIPTION
1	SPIRIT AND INTENT PACKAGE
1	REVIEW FEE (\$40.00)

RECEIVED
AUG 10 1998
PM 3:00
PDM

RECEIVED
AUG 7 1998
BALTIMORE COUNTY

Remarks

☐ In accordance with your request
☐ For your review
☐ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☐ For revision by you

For further information, please contact the writer at this office

Enclosure
cc: file
cc: Client

☒ STEVEN SIBEL
☒ JOSH FIDLER

Sincerely yours,
Alan E. Scott, R.L.A.
ALAN E. SCOTT, R.L.A.

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD - BALTIMORE, MARYLAND 21244
(410) 944-ENG'R • (410) 944-3647 • FAX (410) 944-3684

July 30, 1998

Mr. Arnold E. Jablon, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RE: The Associated: The Jewish Community
Federation of Baltimore
(The Associated Jewish Charities)
Camp Milldale Property
Pearlstone Retreat
SPIRIT AND INTENT

Dear Mr. Jablon:

This letter is to request a finding by your office that the proposed improvements as shown on the enclosed plan (labeled Exhibit 1) meet the "Spirit and Intent" of the approval of a prior Special Exception permitting a "quasi-public camp including a day camp" on the subject property in zoning case 64-161-X. The Deputy Zoning Commissioner's approval in that case was in response to a petition brought by the Associated Jewish Charities of Baltimore, which had purchased an existing camp site of about 163 acres, upon which the Jewish Community Center would and has continued to operate a camp facility to this day.

As you can see from the enclosed information, the site is tucked away off Mt. Gilead Road, approximately a quarter mile west of Hanover Pike, in the northwestern part of Baltimore County. The camp currently hosts about 1,000 to 1,100 day campers for two months of every year. These campers are bused in large groups on a daily basis. The physical plant includes an activities barn, award-winning open air shelters, an administrative building, two swimming pools, bunks, fields, basketball and tennis courts, a pond, etc. The Associated would like to use a small portion of the property to create a facility for a natural extension of the children's day camp: a camp for teens, seniors, and families, to be known as the Pearlstone Retreat Center. The Retreat Center would play host to small groups of campers in the "off-season" (primarily Spring and Fall) when the camp would not otherwise be in use. While the building mass proposed represents the necessary accoutrements of a facility designed for overnight stays and inclement weather (including sleeping quarters, common facilities, dining hall, enclosed recreation spaces and a chapel) the proposed intensity of use is actually

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Associated Jewish Charities

known as of Baltimore legal owner 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 the zoning of the property to be reclassified~~ for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a quasi-public camp including a day camp

See Attached Description

and for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a quasi-public camp including a day camp

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

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

ASSOCIATED JEWISH CHARITIES
OF BALTIMORE

by Sam B. Bickel Legal Owner

Contract purchaser

Address

Address 319 N. Monument Street
Baltimore, I. Maryland

Charles Mindel 10 Night St.

Petitioner's Attorney

Protestant's Attorney

LeRoy A. Hoffberger

Address 215 E. Calvert St.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of April, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 103, County Office Building in Towson, Baltimore County, on the 28th day of June, 1964, at 1:00 o'clock.

By Sam B. Bickel

APR 27 64



Invert

Sam B. Bickel
Zoning Commissioner of Baltimore County.

100 P
6/18/64
2-4-64

ASSOCIATED JEWISH CHARITIES
OF BALTIMORE
9501 N. of Baltimore Rd. & N/O of Reddick
Md.
11th

64-161-X

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the petition having met the requirements of Section 502.1 of the Baltimore County Zoning Regulations:

the above re-classification should be had and it is hereby ordered that:

a Special Exception for a quasi-public camp including a Day Camp should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9 day of June, 1966, that the above described property or area should be and is hereby continued as and

hereby a Special Exception for a quasi-public camp including a Day Camp should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Edward W. Harker
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of:

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 196____, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

John C. Childs
Associate
George W. Bushby
Robert W. Coker
Leonard M. Glass
Norman F. Harman
Paul Lee
Paul S. Swanson

MATZ, CHILDS & ASSOCIATES, INC.

Engineers • Surveyors • Site Planners

2027 N. Charles St. - Baltimore, Maryland 21218
HO Phone 7-3700

DESCRIPTION

**G. L. B. 3288-258 PRESENTLY ZONED R-6, TO BE
REZONED R-6 WITH SPECIAL EXCEPTION**

Parcel #1

Beginning for the same at the end of the first or S. 21° E., 30 perch line of Parcel No. 2 as described in the deed from Rowell Title Holding Corporation to Charles J. Spielman et al, dated December 16, 1957 and recorded among the Land Records of Baltimore Co. in Liber G. L. B. 3288 Page 258, said beginning point being distant 200 feet more or less as measured reversely along the southeasterly projection of said line from a point on Rudiger Road, 16.5 feet wide, said last mentioned point being distant 1690 feet more or less, as measured westerly along said road, from its beginning at the Mt. Gileade Road, running thence binding on the second, third, fourth, fifth, sixth and seventh lines of said Parcel No. 2, the six following courses and distances, (1) S. 56° W., 10 perches (165.00 feet), (2) S. 68° W., 22 perches (363.00 feet) (3) N. 84° W., 32 perches (528.00 feet), (4) S. 25° W., 20 perches (330.00 feet), (5) S. 51° W., 24 perches (396.00 feet) and (6) N. 76° W., 39 perches (643.50 feet) to the end of the N. 89° E., 12-1/2 perch line of parcel No. 6 as described in said deed, thence binding reversely on the seventh, sixth, fifth, fourth, third and second lines of said parcel No. 6 the six following

#64-161X
Water Supply
Sewerage
Drainage
Highways
Structures
Developments
Investigations
Reports

NAPP ✓

#4

SEC. 'A'

"X"

5/27/64

✓
#64-161X

MAP ✓
#4
SEC. "A"
"X"
5/27/69

courses and distances, namely: (1) S. 89° W., 12-1/2 perches (206.25 feet), (2) N. 28° W., 44 perches (726.00 feet) (3) N. 44-1/2° W., 60 perches (1122.00 feet), (4) S. 22-1/2° W., 10 perches (165.00 feet), (5) N. 26-3/4° W., 25 perches (412.50 feet) and (6) N. 51° E., 41 perches (676.50 feet) to the end of the second or S. 42° W., 20 perch line of parcel No. 4 as described in said deed, thence binding on the third or last line of said parcel No. 4, northwesterly 250 feet, more or less to the end of the fifth or S. 09° W., 3 perch line of parcel No. 1 as described in said deed, thence binding reversely on the fifth, fourth, third, second and first lines of said parcel No. 1, the five following courses and distances; namely (1) N. 09° E., 3 perches (49.50 feet) (2) N. 44° E., 7 perches (115.50 feet), (3) N. 27-1/2° E., 7 perches (115.50 feet), (4) N. 62° E., 16 perches (264.00 feet) and (5) N. 37° E., 12 perches (198.00 feet) to the end of the fifth or S. 48-1/2° W., 15-1/4 perch line of parcel No. 5 as described in said deed, thence binding reversely on the fifth, fourth, and third lines of said parcel No. 5, the three following courses and distances, namely: (1) N. 48-1/2° E., 15-1/4 perches (251.63 feet), (2) N. 48-1/2° E., 11-3/4 perches (193.88 feet) and (3) S. 65° E., 30 perches (495.00 feet) to a point on the sixth or N. 54° E., 54 perch line of parcel No. 3 as described in said deed, thence binding on a part of said sixth line, and continuing to bind on the seventh and part of the eighth or last line of said parcel No. 3, the three following courses and distances, namely (1) N. 54° E., 85 feet, more or less. (2) S. 61° E., 11-1/4 perches (185.63 feet) and (3) southeasterly 730 feet, more or less to the beginning of the third or N. 86-1/2° E., 76.4 perch line of

#64-161X

parcel No. 7 as described in said deed, thence binding on the third, fourth or last line and on part of the first of said parcel No. 7, the three following courses and distances, namely (1) N. 86-1/2° E., 76.4 perches (1260.60 feet) (2) south - 80 perches (1320.00 feet) and (3) S. 80° W., 4-1/4 perches (70.13 feet) to the beginning of the 11th or S. 18-1/2° W., 26-1/2 perch line of said parcel No. 2 hereinabove referred to, thence binding on the 11th 12th or last line and on the first line of said parcel No. 2, the three following courses and distances; namely: (1) S. 18-1/2° W., 26-1/2 perches (437.25 feet), (2) southeasterly 120 feet, more or less and (3) S. 21° E., 30 perches (495.00 feet) to the place of beginning.

MAP
#4
SEC. 70
- X -
5/27/64

Parcel #2

Beginning for the second at a point on the Rudiger Road at the northeast corner of parcel No. 9 as referred to in the deed from Rowell Title Holding Corp. to Charles J. Spielman et al, dated December 16, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3288, page 258 said beginning point being distant 1690 feet, more or less as measured westerly along said road, from its beginning at the Mt. Gilead Road, said northeast corner of parcel No. 9 being at the end of the first or N. 88° W. 64 perch line of said parcel as described in the deed from Eli Henkle and wife to James Brown, dated November 13, 1851 and recorded among the Land Records of Baltimore City in Liber A.W.B. 470 page 464 running thence, binding on the second, third, fourth, fifth, sixth or last line and first lines of said deed the six following courses and distances namely: (1) S. 82° W., 3 perches (49.50 feet), (2) S. 03° 30' W., 29 perches (478.50 feet)

#64-161X

MAP

#4

SEC "A"

"X"

5/27/64

(3) S. 43-3/4 W. 21 perches (346.50 feet), (4) S. 12-1/5° E., 27-1/4 perches (449.63 feet), (5) easterly 380 feet, more or less and (6) N. 08° W., 64 perches, (1056.00 feet) to the place of beginning.

Beginning for the third at the beginning of parcel No. 8 as referred to in the deed from Rowill Title Holding Corp. to Charles J. Spielman et al, dated December 16, 1957 and recorded among the Land Records of Baltimore County in Liber G.L.B. 3286 page 258, said beginning point being at the intersection of Rudiger Road (Parcel No. 8) and Mt. Gillette Road and described in the deed of Right of Way from William H. Buskey to T. Vickery Wedgo, dated June 16, 1905 and recorded among said Land Records in Liber W.P.C. 266 Folio 263, running thence binding on the outlines of said parcel No. 8 the fourteen following courses and distances (1) S. 62° 00' W., 8 perches (132.00 feet), (2) S. 64° 15' W., 10 perches (165.00 feet), (3) S. 74° 45' W., 28 perches (462.00 feet), (4) S. 72° 45' W., 23-1/4 perches (383.63 feet), (5) S. 84° 30' W., 16.9 perches (278.85 feet), (6) S. 87° 15' W., 16.4 perches (270.60 feet), (7) N. 22° 45' W., 1 perch (16.50 feet), (8) N. 87° 15' E., 16.4 perches (270.60 feet), (9) N. 84° 30' E., 16.9 perches (278.85 feet), (10) N. 72° 45' E., 23-1/4 perches (383.63 feet), (11) N. 74° 45' E., 28 perches (462.00 feet), (12) N. 64° 15' E., 10 perches (165.00 feet), (13) N. 62° 00' E., 8 perches (132.00 feet), and (14) S. 22° 45' E., 1 perch (16.50 feet) to the place of beginning.

Containing 163 acres of land, more or less.

#64-161X

Being all those nine parcels of ground described in a deed from
Rowill Title Holding Corporation to Charles J. Spielman, etal, dated
December 16, 1957 and recorded among the Land Records of Baltimore
County in Liber G. L. B. 3288, page 258.

MAP ✓
#4
SEC. "A"
"X"
5/27/64

RWB:abr

J. O. #63233

4/17/64



May 1, 1964

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

TOWSON 1, MARYLAND

MHP
#4
SER. "A" - "X"
Charles Mendel, Esq.
215 N. Calvert Street
Baltimore 3, MD.

5/27/64

Dear Sir:

Petition for Special Exception
SUBJECT: For Associated Jewish
Charities of Baltimore
PC-861-K

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

HEALTH DEPARTMENT: All facilities must meet Health Department requirements

STATE ROAD COMMISSION: Will review and comment if necessary.

No comments from Office of Planning & Zoning, Traffic, Bureau of Engineering, W & B Commission, Fire Dept., Industrial Development, Building, Dept., Board of Education.

cc: Towns Division-Health Department
John Smith-State Road Commission

Yours very truly,

James E. Dyer
James E. Dyer
Chief of Permit and Petition
Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

#64-161X

TO: Mr. John G. Rose, Zoning Commissioner

Date: May 23, 1964

FROM: Mr. George E. Cavralis, Acting Director

SUBJECT: #64-161-X, Special Exception for a Quasi-Public Camp, including a Day Camp, Beginning 950 Feet West of Hanover Road on the North side of Rudiger Road, Being property of Associated Jewish Charities of Baltimore.

4th District

HEARING:

Monday, June 8, 1964

(1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Quasi-Public Camp including a day camp. The Planning staff has no adverse comment to make. In fact it enthusiastically supports the use proposed by the petitioner.

64-161X MAP #4 SEC. A "X" 5/27/64 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Associated Jewish Charities
100 N. Charles St., Baltimore, Md.
County and which is described in the description and plat attached hereto and made a part hereof.
herby petition electing to have the same described property reclassified as follows:
to the Zoning Commission of Baltimore County, for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a QUALI-PUBLIC CAMP INCLUDING A DAY CAMP.

See Attached Description

for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for a QUALI-PUBLIC CAMP INCLUDING A DAY CAMP.

A DAY CAMP
Property is to be posted and advertised as prescribed by Zoning Regulations.
We, the undersigned, agree to pay expenses of above advertisement and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ASSOCIATED JEWISH CHARITIES
OF BALTIMORE

by David N. Harkins Legal Owner

Contract purchaser

Address: 139 W. Monument Street

Baltimore, Maryland

Protestant's Attorney

100 N. Charles St., Baltimore, Md.

Address: 139 W. Monument Street

Baltimore, Maryland

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of April, 1964, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of June, 1964, at 1:00 o'clock P.M.

David N. Harkins

Zoning Commissioner of Baltimore County.

100 P
1/18/64
2-00

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location and the provision herein met the requirements of Section 52-3 of the Baltimore County Zoning Regulations.

A Special Exception for a QUALI-PUBLIC CAMP INCLUDING A DAY CAMP should be granted.

IT IS ORDERED BY The Zoning Commissioner of Baltimore County this 9 day of JUN, 1964, that the above reclassification be granted.

Under a Special Exception for a QUALI-PUBLIC CAMP INCLUDING A DAY CAMP should be and the same is granted, from and after the date of this order, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of location and the provision herein met the requirements of Section 52-3 of the Baltimore County Zoning Regulations.

the above reclassification should NOT BE GRANTED, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED BY The Zoning Commissioner of Baltimore County, this 9 day of JUN, 1964, that the above reclassification be granted.

and that the above described property or area be and the same is hereby continued as and to remain a QUALI-PUBLIC CAMP INCLUDING A DAY CAMP; and/or the Special Exception for QUALI-PUBLIC CAMP INCLUDING A DAY CAMP be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED

MAVZ, CHILDS & ASSOCIATES, INC.
Engineers & Surveyors - St. Paul, Minn.
2129 N. Charles St., Baltimore, Maryland 21208
RD-104-161X

DESCRIPTION

G. L. B. 3288-258 PRESENTLY ZONED R-6, TO BE
REZONED R-6 WITH SPECIAL EXCEPTION

Parcel #1

Beginning for the same at the end of the first or S. 21° E., 30 perch line of Parcel No. 2 as described in the deed from Rowell Title Holding Corporation to Charles J. Spielman et al, dated December 16, 1957 and recorded among the Land Records of Baltimore Co. in Liber G. L. B. 3288 Page 258, said beginning point being distant 200 feet or less as measured reversely along the southeasterly projection of said line from on Rudiger Road, 16.5 feet wide, said last mentioned point being distant 1690 feet more or less, as measured westerly along said road, from its beginning at the Mt. Gilgrade Road, running thence binding on the second, third, fourth, fifth, sixth and seventh lines of said Parcel No. 2, the six following courses and distances, (1) S. 56° W., 10 perches (165.00 feet), (2) S. 68° W., 22 perches (363.00 feet), (3) N. 84° W., 32 perches (528.00 feet), (4) S. 25° W., 20 perches (330.00 feet), (5) S. 51° W., 24 perches (396.00 feet) and (6) N. 76° W., 39 perches (643.50 feet) to the end of the N. 89° E., 12-1/2 perch line of parcel No. 6 as described in said deed, thence binding reversely on the seventh, sixth, fifth, fourth, third and second lines of said parcel No. 6 the six following

courses and distances, namely: (1) S. 89° W., 12-1/2 perches (206.25 feet), (2) N. 21° W., 44 perches (726.00 feet) (3) N. 44-1/2° W., 68 perches (1122.00 feet), (4) S. 22-1/2° W., 10 perches (165.00 feet), (5) N. 28-3/4° W., 25 perches (412.50 feet) and (6) N. 51° E., 41 perches (676.50 feet) to the end of the second or S. 42° W., 20 perch line of parcel No. 4 as described in said deed, thence binding on the third or last line of said parcel No. 4, northwesterly 250 feet, more or less to the end of the fifth or S. 09° W., 3 perch line of parcel No. 1 as described in said deed, thence binding reversely on the fifth, fourth, third, second and first lines of said parcel No. 1, the five following courses and distances; namely: (1) N. 09° E., 3 perches (49.50 feet) (2) N. 44° E., 7 perches (115.50 feet), (3) N. 21-1/2° E., 7 perches (115.50 feet), (4) N. 62° E., 16 perches (264.00 feet) and (5) N. 37° E., 12 perches (198.00 feet) to the end of the fifth or S. 48-1/2° W., 15-1/4 perch line of parcel No. 5 as described in said deed, thence binding reversely on the fifth, fourth, and third lines of said parcel No. 5, the three following courses and distances, namely: (1) N. 48-1/2° W., 15-1/4 perches (251.63 feet), (2) N. 48-1/2° E., 11-3/4 perches (193.88 feet) and (3) S. 65° E., 30 perches (495.00 feet) to a point on the sixth or N. 54° E., 54 perch line of parcel No. 3 as described in said deed, thence binding on a part of said sixth line, and continuing to bind on the seventh and part of the eighth or last line of said parcel No. 3, the three following courses and distances, namely: (1) N. 54° E., 85 feet, more or less, (2) S. 61° E., 11-1/4 perches (185.63 feet) and (3) southeasterly 730 feet, more or less to the beginning of the third or N. 86-1/2° E., 76.4 perch line of

parcel No. 7 as described in said deed, thence binding on the third, fourth or last line and on part of the first of said parcel No. 7, the three following courses and distances, namely: (1) N. 86-1/2° E., 76.4 perches (1260.60 feet), (2) south - 80 perches (1320.00 feet) and (3) S. 80° W., 4-1/4 perches (70.13 feet) to the beginning of the 11th or S. 18-1/2° W., 26-1/2 perch line of said parcel No. 2 hereinabove referred to, thence binding on the 11th 12th or last line and on the first line of said parcel No. 2, the three following courses and distances; namely: (1) S. 18-1/2° W., 26-1/2 perches (437.25 feet), (2) southeasterly 120 feet, more or less and (3) S. 21° E., 30 perches (495.00 feet) to the place of beginning.

Parcel #2

Beginning for the second at a point on the Rudiger Road at the northeast corner of parcel No. 9 as referred to in the deed from Rowell Title Holding Corp. to Charles J. Spielman et al, dated December 16, 1957 and recorded among the Land Records of Baltimore County in Liber G. L. B. 3288, page 258 said beginning point being distant 1690 feet, more or less as measured westerly along said road, from its beginning at the Mt. Gilgrade Road, said northeast corner of parcel No. 9 being at the end of the first or N. 08° W. 64 perch line of said parcel as described in the deed from Eli Henkle and wife to James Brown, dated November 13, 1851 and recorded among the Land Records of Baltimore City in Liber A. W. B. 470 page 464 running thence, binding on the second, third, fourth, fifth, sixth or last line and first lines of said deed the six following courses and distances namely: (1) S. 82° W., 3 perches (49.50 feet), (2) S. 03° 30' W., 29 perches (478.50 feet)

(3) S. 43-3/4° W. 21 perches (346.50 feet), (4) S. 12-1/5° E., 27-1/4 perches (449.63 feet), (5) easterly 380 feet, more or less and (6) N. 08° W., 64 perches, (1056.00 feet) to the place of beginning.

Beginning for the third at the beginning of parcel No. 8 as referred to in the deed from Rowell Title Holding Corp. to Charles J. Spielman et al, dated December 16, 1957 and recorded among the Land Records of Baltimore County in Liber G. L. B. 3288 page 258, said beginning point being at the intersection of Rudiger Road (Parcel No. 8) and Mt. Gilgrade Road and described in the deed of Right of Way from William H. Bushey to T. Vickery Wedge, dated June 16, 1905 and recorded among said Land Records in Liber W. P. C. 286 Folio 263, running thence binding on the outlines of said parcel No. 8 the fourteen following courses and distances (1) S. 62° 00' W., 8 perches (132.00 feet), (2) S. 64° 15' W., 10 perches (165.00 feet), (3) S. 74° 45' W., 28 perches (462.00 feet), (4) S. 72° 45' W., 23-1/4 perches (383.63 feet), (5) S. 84° 30' W., 16.9 perches (278.85 feet), (6) S. 87° 15' W., 16.4 perches (270.60 feet), (7) N. 22° 45' W., 1 perch (16.50 feet), (8) N. 87° 15' E., 16.4 perches (270.60 feet), (9) N. 84° 30' E., 16.9 perches (278.85 feet), (10) N. 72° 45' E., 23-1/4 perches (383.63 feet), (11) N. 74° 45' E., 28 perches (462.00 feet), (12) N. 64° 15' E., 10 perches (165.00 feet), (13) N. 62° 00' E., 8 perches (132.00 feet), and (14) S. 22° 45' E., 1 perch (16.50 feet) to the place of beginning.

Containing 163 acres of land, more or less.

Being all those nine parcels of ground described in a deed from Rowell Title Holding Corporation to Charles J. Spielman, et al, dated December 16, 1957 and recorded among the Land Records of Baltimore County in Liber G. L. B. 3288, page 258.

RWB:abr J. O. #63233
4/17/64



64-161X
MAP #4 SEC. A "X" 5/27/64
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND

Petition for Special Remission
SUBJECT: For Associated Jewish Charities of Baltimore
64-161X

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:
HEALTH DEPARTMENT: All facilities must meet Health Department requirements
STATE BOARD OF ELECTIONS: Will review and comment if necessary.
No comments from Office of Planning & Zoning, Traffic, Bureau of Engineering, S & C Commission, Fire Dept., Industrial Development, Building Dept., Board of Education.

Yours very truly,
James C. O'Neal
Chief of Permit and Petition Processing

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John D. Jones, Acting Commissioner Date: May 27, 1964

FROM: Mr. George E. Carroll, Acting Director

SUBJECT: 64-161-X, Special Exception for a Quasi-Public Camp, including a day camp, beginning 950 feet west of Runover Road on the North side of Ridgely Road, being property of Associated Jewish Charities of Baltimore.

Aish District
REMARKS: Monday, June 8, 1964 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for Special Exception for a Quasi-Public Camp including a day camp. The Planning staff has no adverse comment to make. In fact it enthusiastically supports the use proposed by the petitioner.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: MAY 23 1964
 Posted for: Pet. For Special Exception For Quasi-Public Camp
 Petitioner: United Jewish Charities of Baltimore
 Location of property: 950' W. of HANOVER Rd. E. of RIDGELY Rd.
 Location of Sign: 950' W. of HANOVER Rd. E. of RIDGELY Rd.
 Remarks: (2) 950' RIDGELY Rd. 1630' W. of Mt. SILENT Rd.
 Posted by: [Signature] Date of return: May 27 1964

TELEPHONE
823-3000

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

No. 23016

DATE: 6/8/64

TO: Jewish Community Center A.T.A. Club
5700 Park Heights Ave.
Baltimore 15, Md.

BILLED BY: Planning Department of
Baltimore County

DEBIT TO ACCOUNT NO.	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	CERT
QUARTER	Advertising and posting of property	115-50
	64-161-X	
	PAID-Baltimore County - Court House	
	6-504 5163 • 23016 TRP- 14550	

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.

CERTIFICATE OF PUBLICATION

TOWSON, MD., MAY 22, 1964.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 19th day of May, 1964, the 19th publication appearing on the 2nd day of May, 1964.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

SECTION 10
 64-161-X
 PETITION FOR SPECIAL
 EXCEPTION
 FOR A QUASI-PUBLIC CAMP
 INCLUDING A DAY CAMP
 BEGINNING 950 FEET WEST OF
 RUNOVER ROAD ON THE NORTH
 SIDE OF RIDGELY ROAD, BEING
 PROPERTY OF ASSOCIATED JEWISH
 CHARITIES OF BALTIMORE
 COUNTY, INC.

SECTION 10
 64-161-X
 PETITION FOR SPECIAL
 EXCEPTION
 FOR A QUASI-PUBLIC CAMP
 INCLUDING A DAY CAMP
 BEGINNING 950 FEET WEST OF
 RUNOVER ROAD ON THE NORTH
 SIDE OF RIDGELY ROAD, BEING
 PROPERTY OF ASSOCIATED JEWISH
 CHARITIES OF BALTIMORE
 COUNTY, INC.

THE BALTIMORE COUNTEAN

THE COMMUNITY NEWS
Ridewater, MdTHE HERALD - ANGUS
Catonville, Md

No. 1 Newburg Avenue

CATONVILLE, MD.

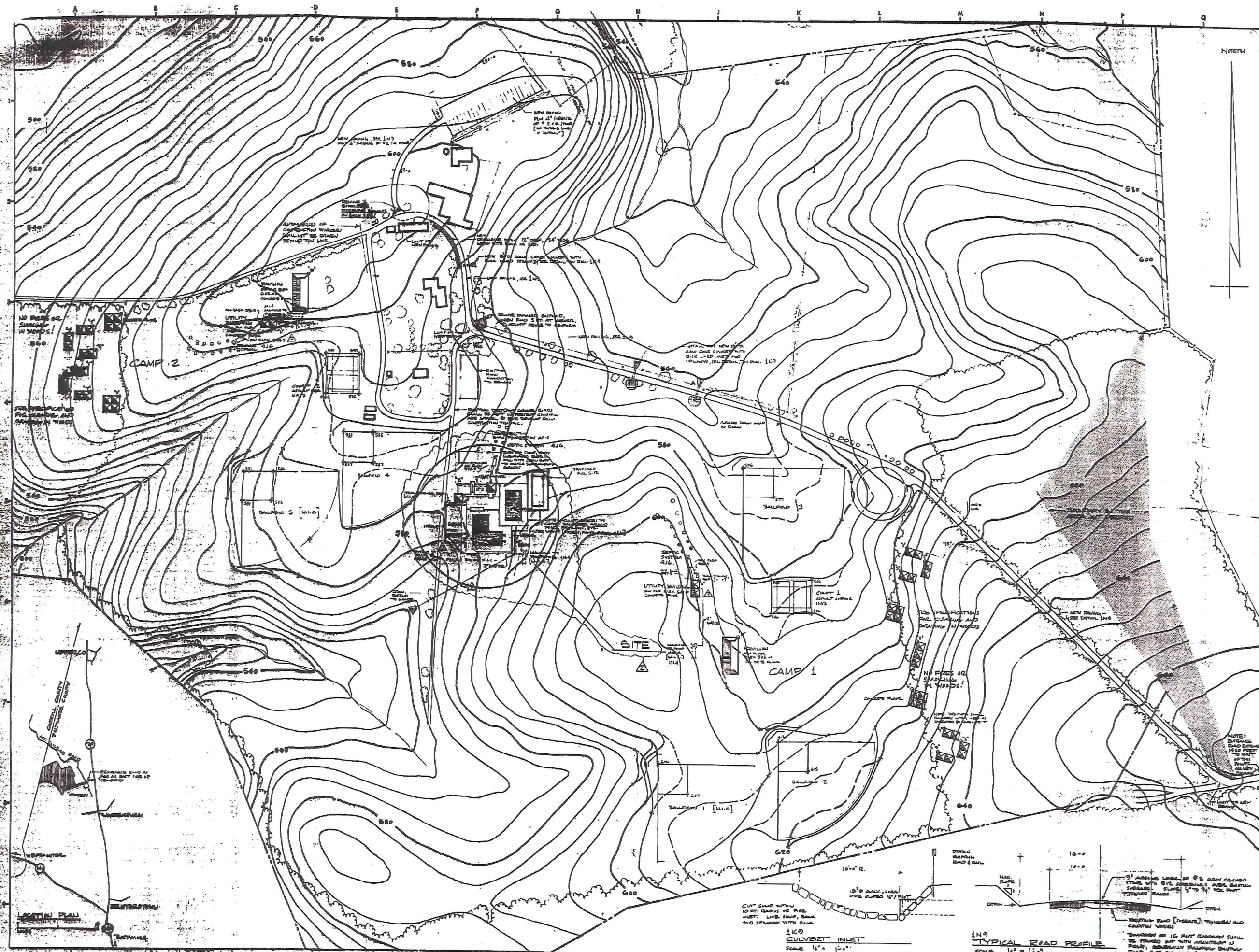
May 26, 1964.

THIS IS TO CERTIFY, that the annexed advertisement of John D. Jones, Acting Commissioner of Baltimore County

was inserted in THE BALTIMORE COUNTEAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week commencing on the 19th day of May, 1964, that is to say the same was inserted in the issues of

THE BALTIMORE COUNTEAN

By Paul J. Morgan
 Editor and Manager



NUMBERED STAKE
IN PLACE, FOR SITE
APPROXIMATE LOCATION ONLY
OF BUILDINGS. IF DISCREPANCY
THIS DRAWING, IN CASE OF
CONFLICT, STAKE LOCATION IN
FIELD SHALL PREVAIL.

LAY OUT BUILDINGS FROM
STAKES, TANKING BEYOND
AND DIMENSIONS FROM THESE
PLANS.

N.I.C.: NOT IN CONTRACT
SEE SPECIFICATIONS FOR
DIMENSION BETWEEN WORK
INCLUDED IN AND NOT
INCLUDED IN CONTRACT.

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JEVISH
COMMUNITY
CENTER
DAY CAMP
WOODENBURG, MARYLAND

ROBERTS, BALISHERHO, HODIN, & ASSOCIATES

WILLIAM L. GREENE
STRUCTURAL ENGINEER
501 MARYLAND AVE., ANNAPOLIS, MD 21403

EDWARD M. HART & ASSOCIATES
MECHANICAL & ELEC. ENGINEERS
2600 MARYLAND AVE., BALTIMORE, MD 21206

NICHOLS ARCHITECTS
Architects - Space Planner
110 N. HAMPDEN BLVD. BALTIMORE, MD 21201
7811 COMPTON GARDEN RD. BALTIMORE, MD 21206
(410) 524-1100

DATE 4-6-90
JOB NO. 90-738
Drawn
Checked
Binding Order

SITE
PLAN

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