RE: PETITION FOR RECLASSIFICATION from an R-6 zone to an R-A zone NE corner Greenwood Road and Church Lane, 3rd District 3rd District
Har Sinai Congregat
Schnaper and Koren
Contract Purchasers

BEFORE COUNTY BOARD OF APPEALS

BALTIMORE COUNTY No. 66-228-R

OPINION

This case is an appeal from the Order of the Deputy Zoning Commissioner, dated June 2, 1966, granting the petitioner reclassification from an P.-6 zone to an R-A zone of property located at the northeast corner of Greenwood Road and Church Lane, in the Third Election District of Baltimore County.

The Board has been advised by a letter from the petitioner's counsel dated December 12, 1967, (a copy of which is attached hereto and made a part hereof) that his client wishes to dismiss his petition for reclassification to R-A as the subject property has been reclassified to MLR. This withdrawal and action of the Board has been agreed to by the attorney for the appellants in this matter as indicated in the letter attached hereto.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 19th day of December, 1967 by the County Board of Appeals, ORDERED that the reclassification titioned for, be and the same is hereby DENIED.

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

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman



DESCRIPTION OF PROPERTY AT GREENWOOD ROAD & CHURCH LANS

NW-7F TO BE REZONED FROM R-6 TO R-A 3/29/60

REGINNING for the same at the corner formed by the intersection of the northeast nwood Road as proposed to be widened to 60 feet with the scutheast side of lane, thence leaving said place of beginning and running and binding on said side of Greenwood Road as proposed to be widened Southeasterly 2000 feet more or less, thence leaving said northeast side of Greenwood Road North 82 degrees 24 minutes East 25 feet more or less to intersect the southwest right of way line of the Western Maryland Railroad, thence running and binding on said southwest right of way line of the Western Maryland Railroad the five following courses and distances, viz: North 56 degrees 11 minutes West 430.65 feet, thence South 33 degrees 49 minutes West 5 feet, thence North 56 degrees 11 minutes West 900.00 feet, thence South 33 degrees 49 minutes West 20.00 feet and thence North 56 degrees 11 minutes West 289-92 feet, thence leaving said southwest right of way line of the Western Maryland Railroad the two following occurses and distances viz: South 33 degrees 49 minutes West 50.00 feet and North 56 degrees 11 minutes West 227.66 feet to said southeast side of Church Lane, thence running and binding on said southeast side of Church Lane South 62 degrees 46 minutes West 235 feet more or less to

Containing 7-17 acres of land more or less.



cember 12, 1967

County Board of Appeals County Office Building 111 West Chesapeake Aver Towson, Maryland 21204

RE: Your File No. 66-228-R Har Sinai Congregation, Petitioner

The captioned property is now re-zoned MIR with a variance and time for appeal has expired.

Accordingly, we respectfully request the dismissal of the Petition for Re-classification from R-6 to RA zone.

May we thank the Board for its kindness and cooperation.

Very truly yours

HARRY ADELBERG Attorney for Har Sinai Congregation, Petitioner

Jdffrey B. Swith, Esquire Herbert H. Scherr, Esquire Harry S. Swartzwelder, Jr., Esquire Har Sinai Congregation Schnaper & Koren

The protestants hereby agree to the possage of the order in accord-

Rec'2 12/14/67

HAR SIMAI CONGRES NE/cor. of Green Lane

#66-228 Church 3rd

PETITION FOR ZONING RE-CLASSIFICATION 66-228P AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

HE CONSTRUCTION OF THE CONTROL OF THE PROPERTY STREET OF THE PROPERT County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant JEC. 2-C to the Zoning Law of Baltimore County, from an R-6 zone to anvivi - 2 E RA __zone: for the following reasons: 1. Apartment House use is the highest and best use of the land 3/29/66

2. Because of error in the original zoning

3. The change in the character of the neighborhood since the

4. The nature of the land is such as to prohibit its use for

and (2) for a Special Exception, under the said Zozing Law and Zoning Regulations of Baltimor County, to use the herein described property, for _____

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning s of Baltimore County adopted pursuant to the Zoning Law for Baltin

Har Sinai Congregation Schnaper & Koren By Legal Owner -President By Richard Koren Address 843 Milford Mill Road Address 6300 Park Heights Avenue Baltimore, Maryland Pikesville, Maryland

Harry Carry

Protest st's Attorney

Address 1235 Me hat Bk Blog

196.6., that the subject matter of this petition be advertised, as out Baltimore County, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 163, County Office Building in Towson, Baltimore

County, on the 18th - 66 aw day of April -...., 196_6., at 1100_o'clock 100

--- P. M.

of Baltimor

GEORGE E. GAVREL

ICR/ba

Encis:

Petition for Reclassification NE/corner of Greenwood Road and Church Lane - 3rd District Har Sinai Congregation

BEFORE THE DEPUTY ZONING COMMISSIONER

CF

BALTIMORE COUNTY NO. 66-228-R

This is a Petition to resone 8.5 arres of land from an R-6 some to an R4 some. Flans call for the construction of 130 apartment units ranging from 8125 to 8150 rental per month. One hundred eighty off-street parking spaces would be provided. The apartments would be of colonial design and would be laid out as terrace and two-story types. A rescratton area consisting of a swimping pool and tennis courts would also be provided.

The tract was described as being bounded on the North by Church Lane and several homes and a small manufacturing area, on the wast by Green wood Road and hows and on the South by Mores. This property is bordered on the Bast by the main line of the Western Maryland Bailroad.

A civil engineer testified that sewer and water are available and adequate, me described that sewer and water are available and adequate, me described the subject property as being in the nature of a valley in that it falls in a Southerly to a Northerly direction from a high of 160 feet to a low of 120 feet. We use of the opinion that because of the topography, it would be virtually impossible to comply with subdivision requirements printlaining to an Re-6 development.

The engineer's testimony was corroborated by Mr. Freberick P. Chains, a real estate consoliant, its likewise fold that it are seconoscically suffered by the consoliant of the control of

There was additional testimony to the effect that the subject tract has been for sale for about 15 years, but there have been no interested buyers due to the topographical problems and related costs in attempting to develop the property in its present zoning status.

At the request of Counsel, the Deputy Coning Coemissioner personally visited the tract, and without attempting to substitute his opinion for that of the witnesses at the hearing, he likewise feels that there is a grave question as to whether this property can be developed as an R-6 community.

There was concern expressed by the Protestants as to traffic congestion and possible property depreciation, Howards, the Depty Zonig Commissioner cannot accept the appropriate it is to be considered that the number of the commissioner is a considered that the considered the considered the considered that the considered the considered that the constructed on extremely low ground.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code.

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

JOHN G. ROSE

April 7, 1966

DEPUTY ZONING COMMISSIONER

NO. 66-228-R

Dids is a Fetition to reach of Serve of land from an R-O scope to an R anne. Flans call for the construction of 190 spartcent unite ranging from 4125 to 4350 result on months united starty off-street parking spaces would be provided. The spartcents of results of resolution design and would be laid out as terrace and twe-story type "Acreation area consisting of a addming peel and termin courts would also be provided.

The tract was described so being bounded on the North by Church Lare and several homes and e small seministrating area, on the west by Green-seed Road and homes and on the South by North Libs property is bordered on the Sast by the rain line of the Wesfern Maryland Lattrad.

A civil enginer teriffied the sower and mater are evaluable and adequate, is described the subject property as teing in the nature of a valley in that it falls is a School, by a herdbarky direction from a high of 160 feet to a low of 100 teach to a lower of the topography, it would be without by impossible the opinion that because division requirements pertaining to an R-5 development.

The engineer's isotimeny as corroborated by Mr. Prederick P. Elsus, a real estate communitant. No literatus full that it was economically unfeasible to develop the land in its prederic actagors. As fait that an apartment development would be appropriate and category as fait that the boosting developments in the area. He was explained to compatible at the present soning of the Petitioner's property is in error.

here was additional testimony to the effect that the subject tract has been for sale for about 15 years, but there have been no interested bayers due to the topographical problems and related costs in attempting to develop the property in its present coming status.

At the request of Councel, the Deputy Loning Commissioner personally visited the tract, and without attempting to substitute his opinion for that of the witnesses at the hearing, he linewise feels that there is a grave question as to whother this property can be developed as Re-d communities.

There was concern expressed by the Frotestants as to traffic congention and possible properly depreciation. However, the Deputy Coming Commissioner cannot accept a superinsement that a 130 cmit spartness development will create serves compared to the terminal by the terminal by the terminal by the proposed development will be serviced by the law, Subbook lane and Church Lane. It is to be noted that Mr. The substitute of th

Retition for Reclassification for Reclassification for Greenwood Rose Thurch Lane - 3rd District Mar Sinai Congregation

PALTIFURE COUNTY

After considering the testimony and exhibits produced at the hearing, it was quite obvious to the Deputy Joning Commissioner that the present zoning of the Pettitioner's Property is in error. It would appear the most logical and appropriate zoning would be for apartments and that the proposed development plane such not adversely affect the health, safety, and general wolfare of the overall consumity.

For the aforegoing reasons, IT 13 ONDERED by the Deputy Joning Commissioner of Daltimore County this day of June, 1966, that the herein described property or area should be and the same is hereby reclassified from an Red some to make some, subject to approval of the site plan by the Bureau of Public Services and the Office of Flanning

Mureel D. Hardit

DATE Β¥

RECEIVED FOR

After considering the testingny and emilbits produced at the hearing, At was quite obvious to the Depaty Zoning Gomassioner that the present soning of the relationer's property is in error. It would appear the not together appropriate soning would be for apartments and that the proposed development plans would not adversely affect the health, safety, and general wellare of the overall community.

For the aforegoing reasons, IT IS OBJECTO by the Deputy Joning day of June, 1966, that the bereind secreted property or area thould be end the same is bereby reclassified from an R-6 sons to an RA sons, subject to approval of the site plan by the Burseu of Punits Services and the Office of Flanning and Coning.

Bear and on

(ent A

RE: PETITION FOR RECLASSIFICATION from an R-6 zone to an R-A zone NE corner Greenwood Road and

COUNTY BOARD OF APPEALS Church Lane, 3rd District Har Sinai Congregati Schnaper and Koren, Contract Purchasers

BALTIMORE COUNTY

No. 66-228-R

BEFORE

OF

OPINION

This case is an appeal from the Order of the Deputy Zoning Commissioner, dated June 2, 1966, granting the petitioner reclassification from an R-6 zone to an R-A zone of property located at the northeast corner of Greenwood Road and Church Lane, in the Third Election District of Baltimore County.

The Board has been advised by a letter from the petitioner's course! dated December 12, 1967, (a copy of which is attached hereto and made a part hereof) that his client wishes to dismiss his petition for reclassification to R-A as the subject property has been reclassified to GLS. This withdrawal and action of the Board has been agreed to by the attorney for the $a\rho_t$. Hants in this matter as indicated in the letter attached hereto.

ORDER

For the reasons set farth in the aforegoing Opinion, it is this 19th day of December, 1967 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby DENIED.

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

COUNTY BOARD OF APPEALS

William S. B aldwin, Chairman

W. Giles Parker

her 19. 1967



Very truly yours

Edith T. Elsenhart, Secretary

LAW OFFICES
ADELBERG & RUDOW HARRY ADELBERG MARIETT L SILVER P DAVID ADELBERG DAVID B PUDGW

December 12, 1967

County Board of Appeals County Office Building 111 West Chesapeake Avenue on, Maryland 21204

RE: Your File No. 66-228-R Har Sinai Congregation, Petitioner

Bed thinks

The captioned property is now re-zoned MLR with a variance and time for appeal has expired.

BALTIMORE, MARYLAND 21202

Accord ngly, we respectfully request the dismissal of the Petition for Re-Classification from R-6 to RA zone.

May we thank the Board for its kindness and cooperation.

Very truly yours,

HAPPY ADELBERG Attorney for Har Sinal Congregation, Petitioner

HA:gla
cc: Jeffrey B. Smith, Esquire
Herbert H. Scherr, Esquire
Harry S. Swartzwelder, Jr., Esquire
Har Sinai Congregation
Schnaper & Koren

the foregoing letter.

RE- PETITION FOR SECLASSIFICATION

Contract Purchasers

PETITION FOR RECLASSIFICATION on R-6 zone to an R-A zone
NE comer Greenwood Road and
Church Lane,
3rd District
Har Sinai Congregation, Petitions Schnaper and Koren,

BEFORE

COLINTY ROARD OF APPEALS

OF

No. 66-228-R

OPINION

This case is an appeal from the Order of the Deputy Zoning Commissioner, dated June 2, 1966, granting the petitioner reclassification from an R-6 zone to an R-A zone of property located at the northeast corner of Greenwood Road and Church Lane, in the Third Election District of Baltimore County.

The Board has been advised by a letter from the petitioner's counsel dated December 12, 1967, (a copy of which is attached hereto and made a part hereof) that his client wishes to dismiss his petition for reclassification to R-A as the subject property has been reclassified to MLR. This withdrawal and action of the Board has been agreed to by the attorney for the appellants in this matter as indicated in the letter attached hereto.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 19th day of December, 1967 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be und the same is hereby DENIED.

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

> COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Giles Parker

AE: Petition for Reclassification NE/corner of Greenwood Roal an

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DATATE SENSING CONVERTING R

EALTIN ID. O. NTY 50. to-228-R

This is a Frittin to resume 1, acres of land from an 4-5 some on A some flam call for the smaller than 100 sauthent smits ranging from \$150 to \$150 serial or measurement of 100 sauthent smits ranging from \$150 to \$150 serial or measurement entre to 6 conference parking spaces would be pravided. The seventents entre to 6 conference design and could on laid out as terrace and two-story types. A recreation season consistent also to involved.

The tract was described as teles bounded on the North by Church Lame and several homes and a small manufacturing area, on the a.st by Green-wood Road and homes and on the South by brees. This property is bendared on the East by the main line of the Western Maryland Schiroad.

A civil engineer testified that seem and vatur are available and adequate, we described the cablect property as being in the nature of a valley in that it falls in a Soutarply to a borderly direction from a high of 160 feet to a los of 100 feet. He was of the opinion that because division requirements portaining to an R-6 development.

The engineer's testimony was corretorated by "r. Frederick P. Blaus, a real entate committent, she likewide full that it was economically unfeasible to develop the land in the present the categories that that an apartment development until its appropriate and with its compatible with the housing development in this error, she was emphatic in his opinion that the present scaling of the Feitliner's property is in stror.

There was additional testimony to the effer that the subject tract has been for sale for sourt 15 years, but there make been no interested buyers due to the topographical problems and related costs in attempting to develop the property in its present moning status.

At the requist of Comment, the Dapaty coming Cormissioner personally visited the tract, and without attempting to substitute his opinion for that of the witheases at the hearing, he livewise feels that there is a grave question as to shother this property can be developed as an R-6 coremuty.

There was concern expressed by the rectestants as to traffic congestion and possible property depreciation, nowwer, the Deputy Aceting Commissioner crannel accept the argument that a 150 unit benefits of the proposed development with the argument that a 150 unit benefits of that the proposed development will be a substantial that the proposed development will be a substantial that the proposed apartment development would not depreciate the surrounding area, an extractive them considers the last that a number of apartments will not even be visible because they will be constructed on extremely low formula.

AREA CODE 30

ADELBERG ADELBERG & RUDON

December 12, 1967

County Board of Appeals County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

RE: Your File No. 66-228-R Har Sinai "ongregation, Petitioner

The captioned property is now re-zoned MIR with a variance and time for appeal has expired.

Accordingly, we respectfully request the dismissal of the Potition for Re-Classification from R-6 to RA zone.

May we thank the Board for its kindness and cooperation.

Very truly yours,

MARRY ADELBERG Attorney for Har Sinai Congregation, Petitioner

cc: Jeffrey B. Smith, Esquire Herbert H. Scherr, Esquire Harry S. Swartzwelder, Jr., Esquire Har Sinai Congregation Schnaper & Koren

The protestants hereby agree to the passage of the order in accepte foregoing letter.

Attorney for the protestant

"After considering the testimony and anhibits produced at the hearing, At man quite two the Depthy Contant Constantance that the present and the Petitioner's property is in error. It would appear the most logical and appropriate coning would be for agartment; and that the proposed development plans would not adversely effect the health, safety, and gament welfare of the overall community.

For the aforegoing resons, IT 13 CHERED by the Beputy Jening Commissioner of Baltimore County this 2 day of June, 1966, that the berein described property or area should be another seen is hereby reclassified from an R-6 come to an Ma cone, subject to approval of the site plan by the Sureme of Public Services and the Office of Flancing

There of D. Hardety

VANS SURVEYORS AND E · BALTIMORE 14, MARYLAND · Hamilton 5-2144 #3 SE12-6 April 28 1965. DESCRIPTION OF PROPERTY AT GROTENWOOD ROAD & CHURCH LAME TO SE REZONED FROM R-6 TO R-4

EXCENSING for the same at the corner formed by the intersection of the northeas side of Greenwood Road as proposed to be widened to 60 feet with the southeast side of Church Lane, thence leaving said place of beginning and running and binding on said northeast wide of Greenwood Road as propose I to be widened Southeasterly 2000 feet more or less, thence leaving said northeast side of Greenwood Road North 32 dayress 2/ minutes Fast 25 feet zore or less to intersect the southwest right of way line of the Western Maryland Railroad, thence running and binding on said southwest right of way line of the Western Maryland Railroad the five following courses and distances, win: North 56 degrees 11 minutes West 430.65 feet, themos South 33 degrees 49 minutes West 5 feet, themos North 56 degrees 11 minutes West 900.00 feet, thence South 33 degrees 49 minutes West 20.00 feet and thence North 56 degrees 11 minutes West 289.92 feet, thonce leaving said southwest right of way line of the Western Maryland Railroad the two following courses and distanta wis: South 33 degrees 49 minutes West 50.00 feet and North 56 degrees 11 minutes West

227.66 feat to said southeast side of Church Lans, thence running and binding on said

southeast side of Church Lane South 62 degrees 46 minutes West 235 feet more or lass to

Containing 7.17 sores of land more or less.

After considering the testinony and enthits produced at the hearing, it was quite options to the input; noting Considerer that the present as the present of the considerer that the present set is an appropriate coning would be for approximate and that the proposed development plans would not adversely effect the health, safety, and general wouldars of the overall community.

For the aforegoing reasons, IT 18 GURRED by the Deputy Loning Coemissioner of Baltimore County this 2 day of Vume, 1966, that the herein described preparity or area thought be not the same in ben'dy reclassified from an 8-6 score to an 84 store, subject to approval of the site plan by the Pureau of Public Services and the Office of Planning and Loning.

PETITION FOR ZONING RE-CLASSIFICATION #46.228R . . AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

#3 County and which is described in the description and plat attached hereto and made a part hereof, hereby pelition (1) that the zoning status of the herein described property be re-class nt 5062-C to the Zoning Law of Baltimore County, from an ______R-6 zone to an ww - 7 F _zone; for the following reasons: RA

1. Apartment House use is the highest and best use of the land (3/29/06

Because of error in the original soning. The change in the character of the neighborhood since the original moning.

4. The nature of the land is such as to prohibit its use for individual home construction.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County to use the herein described property, for ... Apartment Houses

Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above re-classification 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

Har Sinai Congregation Schnaper & Koren By Richard Kore a Actress 843 Milford Mill Road Address 6300 Park Heights Avenue Baltimore, Maryland Pikesville, Maryland

Address 1235 has her ble 124

ORDERED By The Zoning Commissioner of Baltimore County, this....... 8th...........day, 196_6_, 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 106, County Office Building in Towson, Baltimore County, on the _____18 this 8 - 66 AM day of __ April ____ 195 6. at 1400 o'clock



THU

1 ANS SURVEYORS AND

DESCRIPTION OF PROPERTY AT GREENWOOD ROLD & CHURCH LANE

BEGINNING for the same at the corner formed by the intersection . The porthers

side of Greenwood Road as proposed to be widened to 60 feet with the southeast side of Church lane, thence leaving said place of beginning and running and binding on said

or less, theree leaving said northeast side of Greenwood Road North 82 degrees 2/ nivetes

Western Maryland Railroad the five following courses and distances, wis: North 56 degrees

11 minutes West 430.65 feet, thence South 33 degrees 49 minutes West 5 feet, thence North

and thence North 56 degrees 11 minutes West 289.92 feet, thence leaving said southwest right of way line of the Western Maryland Railroad the two following courses and distances

wis: South 33 degrees 49 minutes West 50.00 feet and North 56 degrees 11 minutes West

227.66 feet to said coutboast side of Church Lane, thence running and binding on said southeast side of Church Lane South 62 degrees 46 minutes West 235 fact more or less to

56 degrees 11 minutes West 900.00 fest, thance South 33 degrees 49 minutes West 20.00 feet

East 25 feet more or less to intersect the southwest right of way line of the Western Maryland Railroad, thence running and binding on said southwest right of way line of the

TO HE REZONED FROM R-6 TO R-4

E - BALTIMORE 14, MARYLAND - HAMilton 6-2144

MAP

NW-7F

IZW

Legal Owner -President Address 6300 Park Heights Avenue Baltimore, Maryland Protestant's Attorney, 1966 , that the subject matter of this petition be advertised, as

required by the Zoning Law of Beltimore 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 106, County Office Building in Towson, Baltimore day of April 1966 at 1 690 o'clock Zoping Commissioner of Baltimore County

County, on the 18th

of Narch

- Pa .M.

Address .843 Milford Mill Road

Address 12 30 me hot the Bldg

Pikesy! lle. Maryland

July Russy Petitioner's Attorney

MA 88 - 8 RM

66-228 R.

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUN Towson, Maryland

3 RD Date of Posting July 21,1966 Posted for appeal Har Sinas Congregation Location of property Aft Or of Granwood Pd 3d Church done Location of Signs ON/s Greenwood Ret 100'E of Church Lane_ (2 E/s Church Same 75' N of Guenoral Ace Date of return July 21, 1966

66-228-R

CERTIFICATE OF POSTING ZUNING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting Upil 2 1966 Posted for Reclassification from P-6 to RA Petitioner Hor Sinas Corpegation Location of property ME low of Thursday Ed & Church Same Location of Signs 1/3 (Sugar and) Guerred Pol 1900 K & Church Line () ats Junuare Rd. 1000' E. of Church Sand 35/5 Church Same 100' E of Juneout ld. Some Signature Date of return april 7,1966 Posted by

4. The nature of the land is such as to prohibit its use for rtion. See attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for. - Apartment Houses Property is to be posted and advertised as prescribed by Zoning Regulations I, or we, agree to pay expenses of above re-classification 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 By Richard Keren Contract purchaser

PETITION FOR ZONING RE-CLASSIFICATION

AND/OR SPECIAL EXCEPTION

County and which is described in the description and plat attached hereto and made a part hereof.

The change in the character of the neighborhood since the original soning.

hereby petition (1) that the zoning status of the herein described property be re-classified, pursua

1. Apartment House use is the highest and best use of

2. Because of error in the original soning.

I, or we, Har Sinal Congregation legal owner. of the property situate in Baltimore

TO THE ZONING COMMISSIONER OF EALTIMORE COUNTY:

to the Zoning Law of Baitimore County, from an _____ R-6_

#66-228R

zone to an Nur-75

RA

3/29/66

RE: Petition for Reclassification NE/corner of Greenwood Rosi an Church Lane - Jri District Har Sinai Congregation

BEFORE THE LECTTY ZONING COMPLESSIONER CF BALTIN SE OLUNTY NO. 55-228-R

This is a Petition to resone of acres of limit for an interest on the control of the ranging from \$125\$ to \$150\$ reveal ter marks, the immost electry off-street parking spaces would be provided. The examinant we into the of colority design and would be laid out as terrace and two-story times, a recreation aware consisting of a sutting seel and tents courts would also be precised.

The tract was described as being bounded on the North by Church ne and several homes and a small remarketuring area, on the aust by Green od Road and homes and on the South by home. This property is bordered the best by the main line of the Western Narpland Scalings.

A civil conjugate restricts that construct outside are available and adequate, as foreigned the subject providing a belief of the nature of a valley in that it falls in a justicely less that the falls in a justicely less that the conjugate of the conjugate of the topography, it would be virtually impossible to couply with scholarist more conjugate to provide the conjugate of th

The engineer's testineny was corrected by "v. grederics."; Klass, a real entate constitute, be illustrated abl that it was economically unfeasible to develop the land in this present belo caupty, be felt that an apartment incelepones to cault be apprepriate and will be competible with the housing developments in the area. We not explained in his opinion that the present scring of the Petitioner's presents in in except the land of the present scring of the Petitioner's presents in the result.

There was multitoral testimony to the effect that the subject tract has been for sale for such 'll years, but there make been no intere-buyers due to the topographical problems and related costs an attenting to develop the property in its present scaling states.

At the request of Seneral, the Deputy sening forminatener personally visited the tract, and althout attemption to embettate his opinion for that of the vitinence at the hearing, for intervise field that there is a grave question as to accurate this property can be developed as an R-6 ceremotity.

There was concern excressed by the recteatants as to traffic compession and possible properly depreciation, movey r, the bepaty zoning Commissioner cannot accept the argument text a 100 unit spartboant development will create severe compession when it is to be considered that the Courch Lane. It is to be needed that "P. Girs, an object in his field, was convincing in his oxinion that the proposed spartboant development would not depreciate the surrounding area, particularly then one considers the fact text a number of apertunds will not even be visible because they will be constructed on extremely low browned.

.....

OFFICEDE

THE BALTIMORE COUNTIAN THE COMMUNITY NEWS THE HERALD - ARGUS

No. 1 Newburg Avenue

LOCATION: Northeast corner Greenwood Road and Church

DATE & TIME: MONDAY, APRIL 18, 1966 at 1:00 P.M. PUBLIC HEARING: Room 108, County Office Building, 111

CATONSVILLE, MD

ORIGINAL

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

was inserted in THE BALTIMC & COUNTIAN, a group of thouse weekly newspapers published in Baltimore County, Maryland, once a week for 1966 , that is to say day of April. the same was inserted in the issues of

> March 31, 1966. THE BALTIMORE COUNTIAN

> > By Paul J. Morgany Editor and Manager & M.

the place of beginning. Containing 7.17 acres of land more or less.

manmanmare CEPTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed appearing on the 31st day of March THE JEFFERSONIAN,

		S-12
	DUPLICATE	
OFFICE F	INITIAN	

DATE & TIME: MONDAY,
PRIL 18, 1966 at 1:00 P.M.
PUBLIC HEARING: Room
08, County Office Building, 111
V. Chesapeake Avenue, Towson,

this happened of land in the interaction of Ballimers and Ballimers and

		- 25
	DUPLICATE	
OFFICE THE BALTIMORE	COUNTIAN	
THE COMMUNITY NEWS Reisterstown, Md	THE HEZALD - ARGRIS Catonsville, Md.	
I Nawhura Avenue	CATONSVILLE, N	۸D.

April 4, 19 05

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

was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for One saccessive week f before the 4th day of April, 1965, that is to say the same was inserted in the issues of March 31, 1966.

THE BALTIMORE COUNTIAN

By Paul J. Morgan; Editor and Manager P. M.

W.4 to R.A. Zone.	
SONING: From R-4 to R.A. Sons. LOCATION: Northeast corner of Graenwood Rood and Church Lane. Graenwood Rood and Church Lane.	
LOCATION	
Greenwood noon Manday April 12	
DATE & LIME	
1944 at 1:00 Bass 168, Coun-	
TUBLIC HEARING Roses W. Chess- ty Office Building, 111 W. Chess-	
ty Office Bulleting Marriand.	
beags Wander To same	
Greenwood Rood and Carlo Tube DATE & THEE Monday, April 18, 1845 at 1:00 P M. PUBLIC HEARING Room 108, County Office Building, 111 W. Cheenty Office Building, 111 W. Cheenty Office Ruise, Taymon, Haryland, peaks Avenue, Taymon, Haryland.	
The Zoning Commissioner of Rai- timore County, by authority of the Essing Act and Regulations of Bal- limore County, will hold a public	
timore County, by address of Bal-	
Maning Act and Regulations middle	
Booing Act and Republic book a public	
bearing:	
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Present Zening: H.A.	
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Third District of Baltimore County.	
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ilearing Date: H.mday, April 1968 at 1:00 P.M. Public Hearing: Room 108, Con Public Hearing: Room 108, Con	-
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PETITION FOR RECLAPATICA-

CERTIFICATE OF PUBLICATION

TOWSON, MD. Nameb 31 19.66... THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each appearing on the _______day of _____March____ THE JEFFERSONIAN.

& Leank Structor

BALTIM RE COUNTY, MARYI ND
OFFICE OF FINANCE
Diction of Celestes and Reviets
COUNT HOUSE
TOWSON, MARYI AND 21204

No.37688

	ACCOUNT NO. 01-622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTA- CE	CST-25
- QUANTITY	Advertising and posting of property for New Minni Corp. #66-220-x	57.25
	P(N)—terminous Costs tot—Office	d Favor
	4-2266 1646 * 37688 TIP-	5725
	4	

IMPORTANT: MAKE CHECKS PAYABLE TO EALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

July 7, 1966 No. 66-228-R -- Har Sinai Congregation Position, de scription of property, Order of Deputy Zoning Commissioner Certificate of posting Certificates of advertisement Comments of Office of Planning 2 sions Copy of letter from Harbert H. Scherr entering appearance in behalf of Geynn Vale Civic Ass'n. Comments of Fire Bureau Comments of Industrial Davelopment Commission Plat filed with potition . Harry Adelberg, Esq., 1235 Maryland National Bank Bidg., Baltimore, Maryland 21202 " " protestants Jeffrey B. Smith, Esq., 1 Charles Center Baltimore, Maryland 21201 Herbert Scherr, Esq., 337 St. Paul Placep Saltimore, Maryland 21202 Bayard Hochberg, Esq., 341 N. Calvert St., Baltimore, Maryland 21202

Re: File No. 46-228-R Her Sinel Congregation, Petitioner

Very truly yours,

William & Baldula Chalenge

Edith Y. Eleasbart, Secretory

Jeffrey B. Smith, Esq. 1 Charles Center Baltimore, Md. 21201

SMITH, SOMERVILLE & CASE ATTORNEYS AT LAW 17TH FLOOR ONE CHARLES CENTER BALTIMORE, MARYLAND SIZE

December 13, 1967

TOWNON OFFICE ER W PENNSTLVANU TOWNON MD 2/2 TELEPHONE 825-66/7

Mr. William S. Baldwin, Chairman County Board of Appeals County Office Building 111 West Chesspeake Avenue Towson, Maryland 21204

Re: Har Sinai Congregation, Petitioner Your File No. 66-228-R

Thank you for your letter to me dated December 11,

Mr. Harry S. Smartzmelder, Jr. is primary counsel for the protestants. My appearance should be stricken in this matter and mould appreciate your considering this letter a motion to do so.

Thank you for your kind cooperation.



JBS/mef

cc: Earry Adelberg, Esquire

Herbert H. Scherr, Esquire

Harry S. Swartzwelder, Jr., Esquire

PAUL BERMAN BALTIMORE, MARYLAND 21202

June 13, 1967

County Board of Appeals, County Office Building, Towson, Maryland 21204

> Re: Petition of Har Sinai Congregation No. 66-223-R

This will advise that I am no longer acting on behalf of

the protestants in the captioned matter.

CC: Jeffrey B. Smith, Esq. Harry S. Swartzwelder, Jr., Esq.

No. L 6/14/67 9.20 am

3-2066 030 . 37642 TIP-5000

IT! MAKE C'ECRE PAVALE TO BALTIMORE COUNTY, MARYLAND DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYL

BALL MARE COUNTY, MAYIND OFFICE OF FINANCE
Dicition of Collection and Environ
COUNT HOUSE
TOWNON, MANYLAND 21204

Mr. Richard Allender, 1211 Cobb Road Baltimore, Maryland 21207

HARRY S. SWARTZWELDER. JR

June 7, 1967

Board of Appeals County Office Building Towson, Maryland, 21204

> Re: Case No. 66-228-R N.W. Corner Greenwood Road and Church Road

Please enter my appearance in the above case on behalf of Richard Allinder and the Gwynn Vele Civic Association. protestants herein.

very truly yours.

Harry's. Swartzwelder, Jr.

cc: Harry Adelber:, Esq. Jeffrey B. Smith, Esq. Herbert H. Scherr, Esq. Bayard Hochberg, Esq.

LAW OFFICES
ADELBERG, ADELBERG & RUDOW

June 5, 1967

Board of Zoning Appeals County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

> Re: Petition for Reclassification N/E Corner of Greenwood Road and Church Lane Har Sinai Congregation Hearing - June 20, 1967 No. 66-228-R

Gentlemen:

In accordance with my discussion with your office last week, I will be unable to try the captioned case before the Board of Zoning Appeals presently scheduled for June 20, 1967.

I would appreciate a new date for the hearing sometime after July 17, 1967, because Mr. Fred Klaus, one of our witnesses, will be away on vacation until that day.

May I thank you for the kindness extended over the telephone, and I will appreciate a new date for the hearing that will suit the Board's convenience.

Very truly yours,

ADELBEPG, ADELBERG & RUDOW

Harry Adelberg

HA:nrs

cc: Mr. Fred Klaus Mr. Albert Evans

Schnaper & Koren Construction Co., Inc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

June 2, 1965

Lt. Charles F. Herris, St.

SUBJECT

Learnism of prepared hydranis and size of under smiss shall be indicated on plot plan. Noter makes, milers and fire hydranis shall be of an approard type and inchelled in accordance with the Shidaner County Sentender Design Securious. Specing of hybratic claim is 500 fact displant sparse as excessed along an Francis real, and of their 300 fact from any dealing, Shytmath shall be located in a paidness oppressed by the Shidaner County Fire Dorsan.

BALTIMORE COUNTY MARYLAND

INTER OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date April 7, 1966

PROM Mr. Leslie H. Groef, Deputy Director of Planning

SUBJECT. "Petition 166-228-R. Northeast corner of Greenwood Road and Church Lane. etition for Reclassification from R-5 to R.A. Zone. Har Sinai Congregation - Petitioners.

3. 4 District

MEARING: Monday, April 18, 1966. (1:00 P.M.)

The planning stoff of the Office of Flanning and Zoning has reviewed the subject petition and offers the following comments:

- 1. The area surrounding the subject property is zoned for and committed to -R-6 development. Apartment development as proposed would not be appropriate
- 2. We foresee that there may be an argument that the subject property could no. We foresee that there may be an argument that the subject property could not be developed with catagost. Aminitedly, the property is adjacent to a milrord and does present topographical difficulties. But other catagos have been built near callinations—and high quality house, at other. Examples can be found in this very resighborhood. As for topography, we think that the expense of a certain amount of grading can usually be offers by the relatively lew value of such rough land. Further, there is nothing that requires that all of a treat of such rough land. Further, there is nothing that requires that all of a treat of such rough land. Further, there is nothing that requires that all of a treat of such rough land. Further, there is nothing that requires that all of a treat of such rough land. Further, there is nothing that requires that all of a treat of such rough land. It is usually to be dualted that these tendences be exceeded when it is consistent or such as a transfer of the concept of the Zonice Regulation. comes to leaving open areas.
- 3. Access to the subject property is substandard for apartment development.
- 4. In sum, we do not think that any difficulties posed by the prospective development of the subject tract do not warrant a reclassification, nor do any other conditions. The planning staff does feel, however, that topographical difficulties may warrant

Herbert H. Scherr

STORNEY AT LAW

May 20, 1966



John G. Rose Zoning Commissioner Baltimore County Towson, Maryland 21704 RE: Har Sine1 Case No. 66-228-R

Dear Mr. Roger

Kindly enter my appearance in behalf of the Dwynn Vale Civic Association, one of the protestants to the caption coming re-classification.

case and it is very necessary that when your order is passed, that I receive a copy of it, and that I be entered in the case for any further notices applicable to this matter.

Hel TH. Sile

CC: Joseph M. Granzier, President Owymn Vale Civic Association 1205 Cobb Road Baltimore, Maryland 21208

-- JUL -5 "RE PM MERVILLE & CASE ZONING DEPARTMENT July 1, 1966

Monorable John G. Rose Zoning Commissioner of Baltimore County 119 County Office Building Baltimore, Maryland 21204

Re: Petition for Reclassification ME/corner of Greenwood Road and Church Lane - 3rd District Har Sinal Congregation 66-228-R

of Baltimore County from the Order of the Board of Zoning Appeals of Baltimore County from the Order of the Daputy Zoning Commissioner of Baltimore County, Edward D. Hardesty, rendered in the above-captioned matter on June 2, 1966, and forward the entire transcript of proceedings and record to the said bodynamic page of Baltimore County, all on belief of the County and of Commissions like of hereinster alphabetically:

Mr. Richard H. Allinder 1211 Cobb Road Fikesville, Baltimore County, Maryland 21208

Mr. J. M. Granzier 1205 Cobb Road Pikesville, Baltimore County, Maryland 21208

C. Edwin Green 404 Oreenwood Road Pikeaville, Baltimore County, Haryland 21208

Mrs. June A. Marsball 943 Olmstead Road Pikesville, Baltimore County, Maryland 21208

Ars. Carol K. Pedone Pikesville, Maryland, Baltimore County 21209 BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John Rose Zeeing Commissioner Mr. H. P. Stanb

Zealug Advisory Committee Menting - June 1, 1965 Bem 56: Property Owner: Mar Sindi Congregation Location: ME/Cer Greenwood Read and

The subject site is issued on a long narrow strip abutting the Western Maryland Ratiread. Because of its location adjacent to the ratiread and its topography. It eppears that this land should be developed with a low density

The Industrial Development Commission feels the use of this land for apartment development is unappropriate because of the location of the site.

H. B. STAAB, Director Industrial Development Commission

Date ... Juna 4, 1965.

GCH:HES:ak

Zoning Commissioner of Baltimore County

Mr. R. Andrew Pickens 1201 Cobb Road Pikeaville, Baltimore County, Maryland 21208

The Sudbrook Club, Inc. 943 Clmstead Road Fikesville, Baltimore County, Maryland 21208

Owynn Vale Civic Association 1205 Cobb Road Pikesville, Baltimore County, Maryland 21208

The required filling fee and other charges are enclosed.

It is further requisited that you note your records and docket to reflect the fact that all of the above appellants are represented by Mr. Bayard Z. Hochterg, 34 worth new Bayard Z. Hochterg, 34 worth new Bayard Z. Worth or the second of the copies of all future notices and other communications be forwarded to each of our at our respective addresses.

Thank you for your courtesy and anticipated cooperation

very truly re

JBS /met

cc: Bayard Z. Hochberg, Esquire

Mrs. June A. Marshall

Mr. J. M. Granzier

August 3, 1966

Harry Adalberg, Esq., 1235 Maryland National Bank Bldg., Baltimore, Meryland 21202

Ret Patition for Reclessification N/E Cor. Graemwood Road and Church Lane, 3rd District 0 Has Sinci Congregation, Patitioner - No. 66-22B-R

Dear Mr. Adelbergt

I am enclosing a copy of letter concerning an appeal filed on July 5, 1966 in the above matter.

The notice to you was inadvertently omitted.

Kindly pardon the oversight.

Very truly yours

Zoning Commissioner

July 7, 1956

Mertert Scherr, Esq., 337 No. Paul straut, 0 It ware, Paryland 2022

7-1 Pasition for Reclassification M/E Cor. Grammond Road and Church Line, tre literiet Har Circle Congregation, Patitioner - No. of 223.7

Dear Mr. Scheres

filed from the decision of the Coputy Zoning Commissioner rendered in the above matter.

You will be duly motified of the date and time of appeal hearing when scheduled by the Beard of Appeals.

very truly yours

Juning Commissioner

ces Bayard Hecibery, Esq., 241 %. Celvert Struct, Shittmere, Maryland 21202

Nr. Richard Allender, 1211 Cobb Kase Beltimare, Maryland 21207

Honorable John G. Rose Zoning Commissioner of Baltimore County

July 1, 1966

Mr. R. Andrew Pickens 1201 Cobb Road Pikesville, Baltimore County, Maryland 21208

The Sudbrook Club, Inc. 943 Olmstead Road Pikesville, Baltimore County, Maryland 21208

Gwynn Vale Civic Association 1205 Cobb Road Pikesville, Baltimore County, Maryland 21208

Smith

The required filing fee and other charges are enclosed.

doubt to further requested that you note your records and could to another the fact that all of the above Appellants are represented the fact that all of the above Appellants are represented the fact that the fac

Thank you for your courtesy and anticipated cooperation in this regard.

JBS/mef Enclosures

cc: Bayard Z. Hochberg, Esquire

Mrs. June A. Marshall

Mr. J. M. Granzier

PETITION FOR RECLASSIFICATION 3rd DISTRICT

LOCATIONS

DATE & TIME

MCNDAY, APRIL 18, 1966 at 1:00 P.M.

PUBLIC HEARING.

0

hoom 108, County Office Guilding, 111 W. Chi Towson, Maryland. SEC.2-4

Northeast corner of Greenwood Road and Church Lane

#66-228 R

RA

of Baltimore County, by authority of the Zoning Act c County, will hold a public hearing: HIV-7F

Present Zoning: R-6 Proposed Zoning: R-A-

All that percel of land in the Third District of Baltimore County

BY ORDER OF

July 7, 1956

Hartert Scherr, Esq., 13, ... in trust, 2 trace, ril of 21222

8.1 Patition for Hactapatification M/E Cor. Greenwood Boad and Church Lame, Jed District Har Stand Kangrogation, Patitioner - No. 46 223-0

filed from the decision of the Deputy Loning Commissioner rendered in the arche matter.

You will be duly notified of the date and time of appeal hearing when scheduled by the Beer of Almesia.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONIN

Harry Adelborg, Esquire 1235 Maryland National bank Building Baltimore, Maryland 21202

in the above captioned matter.

Jeffery Smith, Esquire

1 Charles Center Baltimore, Maryland 21201

Barbert Scherr, Esquire 337 St. Paul Place Baltimore, Maryland 21202

E0a/jdr

Zoning Commissioner

June 2, 1966

HS: Petition for Reclassification NE/corner of Greenwood Road and Church Lane - 3rd District Har Sinai Congregation Ac-201-2

Copy of said Order is attached.

Bayard Hochberg, Esquire 3hl N. Calvert Street Esltimore, Maryland 21202

Mr. Richard Allendor 1211 Cobb Road Haltimore, Maryland 21207

Very truly yours.

I have this date passed my Order

Musel D. Hechety EDWARD D. HARDESTY Deputy Zoning Commissioner

cc: Bayerd Hounbary, Esq., 241 i. Culvert Strunt, Baltimore, Heryland 21202

Mr. Michard Allender, 1211 Cobb Road B-Itimore, Maryland 21207

Honorable John G. Rose Zoning Commissioner of Baltimore County 119 County Office Building Baltimore, Maryland 21204

ZONINE

Re: Potition for Reclassification NE/corner of Greenwood Road and Church Lane - 3rd District Har Sinai Congregation

Dear Mr. Commissioner:

of Baltimore County from the Order of the Board of Zoning Appeals of Baltimore County from the Order of the Deputy Zoning Commissioner of Baltimore County, Edward D. Hardstay, rendered 1: the above-captioned matter on June 2, 1960, and forward the entire transcript of proceedings and record to the said Board of Zoning Appeals of Publications (Daniel, 21) on benait of the following persons and originates the second proceedings of the Polymer of Sonia Appeals of

Mr. Richard H. Allinder 12:1 Cobb Road Pikesville, Baltimore County, Maryland 21208

MERVILLE & CASE NEYS AT LAW ARLES CENTER

July 1, 1966

TELEPHONE 825-6517

Mr. J. M. Granzier 1205 Cobb Road

Pikesville, Baltimore County, Maryland 21206 C. Edwin Green 404 Greenwood Road Pikesville, Baltimore County, Maryland 21208

Mrs. June A. Marshall 943 Olmstead Road Pikesville, Baltimore County, Maryland 21208

Mrs. Carol K. Pedone 900 Adana Road Pikesville, Maryland, Baltimore County 21208

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONIN

COUNTY OFFICE BUILDING TOWNSON, Mix. STANS

Gronos E GAVARL

John G. Poss

Harry Adelberg, Asquire 1235 Maryland letional cank building Baltimore, Maryland 21202

An: Petition for Aschaetrication Ab/corner of Presences and and Church Lane - Int District Har sinal Congregation C-21-4

Dear Mr. Adelberg:

I have this date passed my Order

in the above captioned matter. Copy of said Order is attached.

Mured D Hacket

EDd/jdr Attachment

cor Jeffery Srith, Laquire 1 Charles Genier Bultirore, Maryland 21201

Herbert Scherr, Esquire 337 St. Paul Place Baltimore, Marcland (1202

Bayard Hochterg, raquire Jul W. Calvert Street Faltimore, Maryland 21202 fr. Hichard Allender 1911 Cobb Load Faltiers, "ar land 21207

Herbert H. Scherr

May 20, 1966



John G. Rose Zoning Commissioner Baltimore County Towson, Maryland 21204

RE: Har Sinai Case No. 66-228-R

Kindly enter my appearance in behalf of the Gwynn Vale Civic Association, one of the protestants to the caption zoning re-classification.

I understand that no order has been passed in the subject case and 1. Is very necessary that when your order is passed, that I receive a copy of it, and that I be entered in the case for any further notices applicable to this matter.

Hel H. Sile

HHS/jr CC: Joseph M. Granzier, President Geynn Vale Civic Association 1205 Cobb Road Paltimore, Maryland 21208

TO Mr. John G. Rose, Zoning Commissioner Date April 7, 1966

FROM. Mr. Letile H. Groef, Deputy Director of Planning SUBJECT. "Petition 66-228-R. Northeat corner of Greenwood Road and Church Lone. Petition for Reclassification from R-6 to R.A. Zone. Har Sinai Congregation - Petitioners."

3rd District

HEARING: Monday, April 18, 1966. (1:00 P.M.)

The planning stuff of the Office of Planning and Zoning has reviewed the subject

- The area surrounding the subject property is zoned for and committed to R-6 development. Apartment development as proposed would not be appropriate
- 2. We foresse that there may be an argument that the subject property could not be developed with cottages. Admittedly, the property is acjacent to a railroad and does present tepagrephical difficulties. But other cottages have been built near railroads and high-quality houses at that. Examples can be found in this very neighborhood. As for topagrephy, we think that the expense of a certain amount of grading can usually be offset by the relatively low value of such rough land. Further, there is nothing that requires that all of a tract of land be developed. The Zoning Regulations, after all, set forth only minimum standards. It is usually to be desired that these standards be exceeded when it comes to leaving open areas.
- 3. Access to the subject property is substandard for apartment development.
- In sum, we do not think that any difficulties posed by the prospective development
 of the subject tract do not warrant a reclassification, nor do any other conditions.
 The planning staff does feel, however, that topographical difficulties may warrant

Res Petition for Reclassification for Her Sinel Corp.

-dvise you that \$57.25 is due for odvertising and

Yours very truly,

JOEN G. ROSE

DATE: Hon 'ey, April 18, 1966 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE TOWSON, MARYLAND

NO 1 LOF HEARING

Res Petition for Reclassification for Har Sinal Congresation

ZONING COMMISSIONER OF BALTIMO S COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu Towson, Maryland 2120h

Your petition has been received and accepted for filing this

_ day of _MAR

Petitioner Har Sinai Congregation

Petitioner's Attorney Harry Adelbare

to Acus of

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

Ma 39415

\$ 70.00 \$80,00 7--766 5717 * 39915 NP-6000

IMPORTANTI 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 COUR REMITTANCE. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

March 17, 1966 #66-228 R

GEORGE E. GAVRELIS JOHN G. ROSE

Harry Adelberg, Esquir. 1235 Maryland National Bank Building Baltimore, Maryland 21202

HE: Har Sinai Congregation (Item 5, February 23, 1966)

JEDivlb

the date on the enclosed filing certificate. Notice of the hearing date and the which will be held not less than 30 days nor more than 90 days after the date on the filing certificate will be forwarded to you in the rear future.

If you have any questions concerning this matter, please do not hesitate to contact me at VA 3-3000, Extension 353.

Very truly yours,

JAMES S. DEER, Principal Zoming Technician

208- R 66-2275PHO

h A Durl - und build - 125. 150 Hown pymoth - 130 unds - 180 space -When stay terrose + 25 try - Clonial surming ports termis courts -pour jour access Herenwood (see phots) -stream run. there N end of trock -

Provide Jinamy - unded monage agent - project to be serviced by Maylor have (old et extended) - Subhart have - Church tone -

Cent Engines - pupared plat plan -8.5 acres - sever or with amelite + adjuste - sof trust is vally his R. R. & Quen word Rd - Jules for 460' hys to 420' low - Jon 56 H)con not dente R6 because of topography - home would six in gully -Stel maintaini R-6 is not feasible.

Fred - Realto - N- Church Lave + homes - M Zm E. R. R. (W. Md.) + the Lone

Son R.C is perhabed - sees ever in may-feel Bethe ML of RA and be appropriet

66.228 R 2



My Clar Park-

Mr. addley says land has been for sole for about 15 yes with me taken -Enguyate sold to 5+K for \$ 3200 molinger.

NW Expressing will interest Belling (clouberf)
Part of proposed agets, can be seen RA will not depree surranding homes -Protestants

Jumps see sub trust - troppe congetion -

1211 att Rd. Tyrs - sees no ned -

PH = 1201 Off Rd. Tys. gomes Puller angestin - paper dypue. -Copylor & change our - sees no ned -

Chin 404 Sheesand Rd - just N - 40 yrs - dres

BALTIMONE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Harry Adelberg, Esquire 1235 Maryland Estional Hank Building Baltimore, Maryland 21/02

Reclessification from R-6 to RE SUBJECT:

for Har Sinai Congregation Location Greenwood Road and Church Lane, 2rd District (Item F, Pebruary 23, 1966)

Dear Sire

The Moning Advisory Committee has reviewed the revised site plans for the subject property and offers the following comments.

The Bureau of Eng neering, Industrial Development Co mission and the Fire Bureau have maintained that their original comments of June 1, 1965 are still pertinent and have requested that they be repeated.

BURSAU OF REAL MEETING:
Utilities: Water - Existing 8" in Church Lane; existing 12" in Greenwood load.

Deriver - Existing 8" sever through this property adjacent to the stream.

Adequacy of existing utilities to be determined by developer or his

Storm Frain - An existing stress passes through the property just southeast of Church Lone. The resquary of the stress and the existing culvort under Gresmood Read to Carry storm flows through this property is to be determined by the developer or his engineer.

Road - Greenwood Road to be developed as a minimum 36' ourb and gutter road on a 60' right of way. Church Lane is to be re-aligned to intersect with Greenwood Road at a 90° angle. Church Lane to be developed as a minimum hO' curb and gutter road on a 60' right of way. Additional comment, February 23, 1966 - Church Lane is to be re-aligned as indicated in red on the attached plan.

BURNAU OF TRAFFIC ENGINEERING: Church Lane must be relocated so as to continue on the tangent of the bridge to Ordenmood Road. The four westernmost entrance are below county Standards. The plan indicates that the grades of these entrances from fest to Cast are 50%, 30%, 33%, and 25% respectively. If the soning is granted, the entrances will be required to meet County Standards. This appears to require a large amount of mil.

ADMINISTRATION DIVISION: In the event that the Zoning Commissioner decides to grant the subject petition, it is suggested that the order be withheld until such time as the petitioner's engineer submits a detailed plan which demonustrates that this property can be developed in a manner which meets minimum engineering standards pertaining to driveway entrances, parking area, etc.

The above comments are not intended to indicate the appropriateness of the soming action requested, but to assure that all parties are made sware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and loning will submit recommendations on the appropriateness of the requested soming 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

State Roads Commission Board of Education Health Department Bu ldings Pepartment

car Mr. Carlyls Brown-Bureau of Engineering

Mr. C. Richard Moore-Traffic Engineering

Mr. James E. Dyer-Zoning Administration Division

Very truly youre,

oning Technician

JEDaylm

