

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

BEFORE
COUNTY BOARD OF APPEALS
OF
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 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 foregoing 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 appeal from this decision must be in accordance with Chapter 1100, subtitle 8 of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William S. Baldwin, Chairman

W. Gilles Parker

John A. Slawik

AREA CODE 301
TELEPHONE 539-5165

LAW OFFICES
ADELBERG, ADELBURG & RUDOW
1235 MARYLAND NATIONAL BANK BUILDING
700 LIGHT STREET
BALTIMORE, MARYLAND 21202

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 Congregation, Petitioner

Gentlemen:

The captioned property is now re-zoned MLR 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 ADELBURG
Attorney for Har Sinai
Congregation, Petitioner

HA:ld
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 accordance with the foregoing letter.

Harry S. Swartzwelder, Jr.
Attorney for the protestants

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Har Sinai Congregation

I, or we, _____, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone for the following reasons:

1. Apartment House use is the highest and best use of the land.
 2. Because of error in the original zoning.
 3. The change in the character of the neighborhood since the original zoning.
 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 _____.

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 County.

Schnaper & Koren
By Richard Koren
Contract purchaser
Address 843 Milford Mill Road
Pikesville, Maryland
Petitioner's Attorney

Har Sinai Congregation
By Harry Adelsberg
Legal Owner-President
Address 6300 Park Heights Avenue
Baltimore, Maryland
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1966, 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 150, County Office Building in Towson, Baltimore County, on the _____ day of April, 1966, at 1:00 o'clock
P. M.



(over)

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

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 66-228-R

This is a Petition to rezone 8.5 acres of land from an R-6 zone to an RA zone. Plans call for the construction of 130 apartment units ranging from \$125 to \$150 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 recreation area consisting of a swimming 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 West by Greenwood Road and houses and on the South by homes. This property is bordered on the East by the main line of the Western Maryland Railroad.

A civil engineer testified that sewer and water are available and adequate. He 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. He was of the opinion that because of the topography, it would be virtually impossible to comply with subdivision requirements pertaining to an R-6 development.

The engineer's testimony was corroborated by Mr. Frederick P. Klaus, a real estate consultant. He likewise felt that it was economically unfeasible to develop the land in its present R-6 category. He felt that an apartment development would be appropriate and would be compatible with the housing developments in the area. He was emphatic in his opinion that the present zoning of the Petitioner's property is in error.

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 Council, the Deputy Zoning Commissioner 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. However, the Deputy Zoning Commissioner cannot accept the argument that a 130 unit apartment development will create severe congestion when it is to be considered that the proposed development will be serviced by Taylor Lane, Sudbrook Lane and Church Lane. It is to be noted that Mr. Klaus, an expert in his field, was convincing in his opinion that the proposed apartment development would not depreciate the surrounding area, particularly when one considers the fact that a number of apartments will not even be visible because they will be constructed on extremely low ground.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING April 7, 1966

COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE.
TOWSON, MD. 21204
PA. 3000

GEORGE C. OLIVIERI
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

Harry Adelsberg, Esq.
1235 Maryland National Bank Building
Baltimore, Md. 21202

Dear Sirs:

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.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/be
Encls:

After considering the testimony and exhibits produced at the hearing, it was quite obvious to the Deputy Zoning Commissioner that the present zoning of the Petitioner's property is in error. It would appear the most logical and appropriate zoning would be for apartments and that the proposed development plans would not adversely affect the health, safety, and general welfare of the overall community.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _____ day of June, 1966, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an RA zone, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Therese D. Haidich
DEPUTY ZONING COMMISSIONER

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

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY
NO. 66-228-R

This is a Petition to rezone 8.5 acres of land from an R-6 zone to an RA zone. Plans call for the construction of 130 apartment units ranging from \$125 to \$150 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 recreation area consisting of a swimming 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 West by Greenwood Road and houses and on the South by homes. This property is bordered on the East by the main line of the Western Maryland Railroad.

A civil engineer testified that sewer and water are available and adequate. He 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. He was of the opinion that because of the topography, it would be virtually impossible to comply with subdivision requirements pertaining to an R-6 development.

The engineer's testimony was corroborated by Mr. Frederick P. Klaus, a real estate consultant. He likewise felt that it was economically unfeasible to develop the land in its present R-6 category. He felt that an apartment development would be appropriate and would be compatible with the housing developments in the area. He was emphatic in his opinion that the present zoning of the Petitioner's property is in error.

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 Council, the Deputy Zoning Commissioner 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.

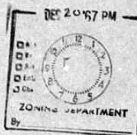
There was concern expressed by the Protestants as to traffic congestion and possible property depreciation. However, the Deputy Zoning Commissioner cannot accept the argument that a 130 unit apartment development will create severe congestion when it is to be considered that the proposed development will be serviced by Taylor Lane, Sudbrook Lane and Church Lane. It is to be noted that Mr. Klaus, an expert in his field, was convincing in his opinion that the proposed apartment development would not depreciate the surrounding area, particularly when one considers the fact that a number of apartments will not even be visible because they will be constructed on extremely low ground.

After considering the testimony and exhibits produced at the hearing, it was quite obvious to the Deputy Zoning Commissioner that the present zoning of the Petitioner's property is in error. It would appear the most logical and appropriate zoning would be for apartments and that the proposed development plans would not adversely affect the health, safety, and general welfare of the overall community.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 2nd day of June, 1966, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an RA zone, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Richard D. Haidt
DEPUTY ZONING COMMISSIONER

December 19, 1967



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

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

Dear Mr. Adelberg:

Enclosed herewith is a copy of the Opinion and Order passed by the County Board of Appeals today in the above entitled case.

Very truly yours,

Edith Y. Elmhurst, Secretary

cc: Harry S. Schwartzelder, Jr., Esq.
Herbert H. Scherr, Esq.
Mr. Rose
Mr. Hordis
Mr. Gervella
Board of Education

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-6 zone to an R-A zone : COUNTY BOARD OF APPEALS
NE corner Greenwood Road and :
Church Lane, : OF
3rd District : BALTIMORE COUNTY
Har Sinai Congregation, Petitioner :
Schwager and Koren, :
Contract Purchasers : 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 foregoing 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 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

John A. Slowik

RE: PETITION FOR RECLASSIFICATION : BEFORE
from an R-6 zone to an R-A zone : COUNTY BOARD OF APPEALS
NE corner Greenwood Road and :
Church Lane, : OF
3rd District : BALTIMORE COUNTY
Har Sinai Congregation, Petitioner :
Schwager and Koren, :
Contract Purchasers : 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 foregoing 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 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

John A. Slowik

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

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

Gentlemen:

The captioned property is now re-zoned MLR 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

Harold

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

The protestors hereby agree to the passage of the order in accordance with the foregoing letter.

Harry S. Schwartzelder, Jr.
Attorney for the protestors

RE: Petition for Reclassification : BEFORE THE
NE corner of Greenwood Road and : COUNTY ZONING COMMISSIONER
Church Lane - 3rd District :
Har Sinai Congregation : OF
BALTIMORE COUNTY
No. 66-228-R

This is a Petition to resume 1.5 acres of land from an R-6 zone to an RA zone. Plans call for the construction of 130 apartment units ranging from 425 to 450 rental per month. One hundred eighty off-street parking spaces will be provided. The apartments will be of colonial design and would be laid out as terrace and two-story town. A recreation area consisting of a swimming 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 East by Greenwood Road and homes and on the South by homes. This property is bordered on the East by the main line of the western Maryland Railroad.

A civil engineer testified that sewer and water are available and adequate. He 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 40 feet. He was of the opinion that because of the topography, it would be virtually impossible to comply with subdivision requirements pertaining to an R-6 development.

The engineer's testimony was corroborated by Mr. Frederick P. Klaus, a real estate consultant. He likewise felt that it was economically unfeasible to develop the land in its present R-6 category. He felt that an apartment development would be appropriate and would be compatible with the housing developments in the area. He was emphatic in his opinion that the present zoning of the petitioner's property is in error.

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 Zoning Commissioner 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 protestors as to traffic congestion and possible property depreciation. However, the Deputy Zoning Commissioner cannot accept the argument that a 130 unit apartment development will create severe congestion when it is to be considered that the proposed development will be serviced by Baylor Lane, Sutrook Lane and Church Lane. It is to be noted that Mr. Klaus, an expert in his field, was convincing in his opinion that the proposed apartment development would not depreciate the surrounding area, particularly when one considers the fact that a number of apartments will not even be visible because they will be constructed on extremely low ground.

FRONT

AREA CODE 817
TELEPHONE 537-1193

HARRY ADELBERG
BARNETT L. SILVER
R. DAVID ADELBERG
DAVID B. RUDOW
MICHAEL G. HENDLER

LAW OFFICES
ADELBERG, ADELBERG & RUDOW
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

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 Congregation, Petitioner

Gentlemen:

The captioned property is now re-zoned MLR 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

Harold

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

The protestors hereby agree to the passage of the order in accordance with the foregoing letter.

Harry S. Schwartzelder, Jr.
Attorney for the protestors

After considering the testimony and exhibits produced at the hearing, it was quite obvious to the Deputy Zoning Commissioner that the present zoning of the Petitioner's property is in error. It would appear the most logical and appropriate zoning would be for apartments and that the proposed development plans would not adversely affect the health, safety, and general welfare of the overall community.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 2nd day of June, 1966, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an RA zone, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Richard D. Haidt
DEPUTY ZONING COMMISSIONER



April 28 1966.
DESCRIPTION OF PROPERTY AT GREENWOOD ROAD & CHURCH LANE
TO BE RECORDED FROM R-6 TO R-1

BEGINNING for the same at the corner formed by the intersection of the northeast 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 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 courses 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 the place of beginning.

Containing 7.17 acres of land more or less.

After considering the testimony and exhibits produced at the hearing, it was quite obvious to the Deputy Zoning Commissioner that the present zoning of the Petitioner's property is in error. It would appear the most logical and appropriate zoning would be for apartments and that the proposed development plans would not adversely affect the health, safety, and general welfare of the overall community.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of June, 1966, that the herein described property or area should be and the same is hereby reclassified from an R-6 zone to an R-1 zone, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Charles D. Hardisty
DEPUTY ZONING COMMISSIONER

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Har Sinai Congregation

I, or we, Har Sinai Congregation, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-1 zone, for the following reasons:

1. Apartment House use is the highest and best use of the land.
2. Because of error in the original zoning.
3. The change in the character of the neighborhood since the original zoning.
4. The nature of the land is such as to prohibit its use for individual home construction.

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 House.

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 County.

Schaeper & Moran
By Richard Moran
Contract purchaser
Address 842 Milford Mill Road
Pikesville, Maryland
Petitioner's Attorney
Address 1235 Ina Ave. Bk. Bldg.
Baltimore, Md.
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of March, 1966, 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 13th day of April, 1966, at 1:00 o'clock P.M.



(over)



April 28 1966.
DESCRIPTION OF PROPERTY AT GREENWOOD ROAD & CHURCH LANE
TO BE RECORDED FROM R-6 TO R-1

BEGINNING for the same at the corner formed by the intersection of the northeast 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 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 courses 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 the place of beginning.

Containing 7.17 acres of land more or less.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Har Sinai Congregation, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an R-1 zone, for the following reasons:

1. Apartment House use is the highest and best use of the land.
2. Because of error in the original zoning.
3. The change in the character of the neighborhood since the original zoning.
4. The nature of the land is such as to prohibit its use for individual home construction.

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 House.

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 County.

Schaeper & Moran
By Richard Moran
Contract purchaser
Address 842 Milford Mill Road
Pikesville, Maryland
Petitioner's Attorney
Address 1235 Ina Ave. Bk. Bldg.
Baltimore, Md.
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of March, 1966, 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 13th day of April, 1966, at 1:00 o'clock P.M.



(over)

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3RD
Posted for: GENERAL
Petitioner: Har. Sinai Congregation
Location of property: at corner of Greenwood Rd. & Church Lane

Location of Signs: at N.E. corner of Greenwood Rd. & Church Lane
at S.E. corner of Church Lane & Greenwood Rd.

Remarks: See above
Posted by: J. Storer
Date of return: July 21, 1966

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3RD
Posted for: Reclassification from R-6 to R-1
Petitioner: Har. Sinai Congregation
Location of property: at corner of Greenwood Rd. & Church Lane

Location of Signs: at N.E. corner of Greenwood Rd. & Church Lane
at S.E. corner of Church Lane & Greenwood Rd.

Remarks: See above
Posted by: J. Storer
Date of return: April 7, 1966

RE: Petition for Reclassification
at corner of Greenwood Road and
Church Lane - 3rd District
Har Sinai Congregation
DATE: June 28, 1966
BY: Charles D. Hardisty
DEPUTY ZONING COMMISSIONER

This is a Petition to rezone 7.17 acres of land from an R-6 zone to an R-1 zone. Plans call for the construction of 17 apartment units ranging from 125 to 150 rental per month. The proposed off-street parking spaces would be provided. The apartments would be of colonial design and would be laid out on a terrace and two-story type. A recreation area consisting of a swimming 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 civil manufacturing area, on the east by Greenwood Road and homes and on the south by home. This property is bordered on the east by the main line of the Western Maryland Railroad.

A civil engineer testified that water and water are available and adequate. He described the subject property as being in the nature of a valley in that it falls in a Sutorly to a Sutorly direction from a high of 160 feet to a low of 100 feet. He was of the opinion that because of the topography, it would be virtually impossible to comply with subdivision requirements pertaining to an R-6 development.

The engineer's testimony was corroborated by Mr. Frederick P. Klaus, a real estate consultant. He likewise felt that it was economically unfeasible to develop the land in the present R-6 category. He felt that an apartment development would be appropriate and would be compatible with the housing developments in the area. He was emphatic in his opinion that the present zoning of the petitioner's property is in error.

There was additional testimony to the effect that the subject tract has been for sale for some 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 Council, the Deputy Zoning Commissioner 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 protesters as to traffic congestion and possible property depreciation. However, the Deputy Zoning Commissioner cannot accept the argument that a 17-unit apartment development will create severe congestion when it is to be considered that the proposed development will be serviced by Taylor Lane, Sutorok Lane and Church Lane. It is to be noted that Mr. Klaus, an expert in his field, was convincing in his opinion that the proposed development would not depreciate the surrounding area, particularly when one considers the fact that a number of apartments will not even be visible because they will be constructed on extremely steep ground.

FRONT

PETITION FOR RECLASSIFICATION
2nd DISTRICT
ZONING: From R-6 to R-1
LOCATION: Northeast corner of Greenwood Road and Church Lane.
DATE & TIME: MONDAY, APRIL 18, 1966 at 1:00 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Present Zoning: R-6
Proposed Zoning: R-1
All that parcel of land is the Third District of Baltimore County.

BEGINNING for the same at the corner formed by the intersection of the northeast 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 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 courses 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 the place of beginning.

Containing 7.17 acres of land more or less.

Being the property of Har Sinai Congregation, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, April 18, 1966 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
ZONING COMMISSIONER
BALTIMORE COUNTY

OFFICE OF THE BALTIMORE COUNTY

THE COMMUNITY NEWS
Ridgely, Md.
THE HERALD - ARGUS
Catonsville, Md.

No. 1 Newburg Avenue
CATONSVILLE, MD.

April 4, 1966

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

was inserted in THE BALTIMORE COUNTY, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 4th day of April, 1966, that is to say the same was inserted in the issues of

March 31, 1966.

THE BALTIMORE COUNTY

By Paul J. Morgan
Editor and Manager

Dec 6/11/67
9.20 am

HARRY S. SWARTZWELDER, JR.
ATTORNEY AT LAW
1700 MURPHY BUILDING
BALTIMORE, MD. 21207
727-4428
3700 WILSON AVENUE
BALTIMORE, MD. 21207
635-6335

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

Gentlemen:

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

Very truly yours,

Harry S. Swartzwelder, Jr.
Harry S. Swartzwelder, Jr.

HSS/mm

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

AREA CODE 301
TELEPHONE 538-5195
LAW OFFICES
ADELBERG, ADELBERG & RUDOW
1335 MARYLAND NATIONAL BANK BUILDING
TEN LIGHT STREET
BALTIMORE, MARYLAND 21202
HARRY ADELBERG
BARNETT L. SILVER
R. DAVID ADELBERG
DAVID R. RUDOW
MICHAEL G. HENDLER

June 5, 1967

Board of Zoning Appeals
County Office Building
111 W. Chesapeake Avenue
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,

ADELBERG, ADELBERG & RUDOW

Harry Adelberg

HAINES
cc: Mr. Fred Klaus
Mr. Albert Evans
Schnaper & Koren Construction Co., Inc.

*Rec'd 6-9-67
9:30 AM*

OFFICE PHONE
PL. 8-1112

RECEIVING PHONE
HU 8-1127

Herbert H. Scherr
HERBERT H. SCHERR
ATTORNEY AT LAW
227 ST. PAUL PLACE
BALTIMORE, MD. 21201

May 20, 1966

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

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

Dear Mr. Rose:

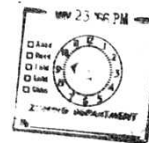
Kindly enter my appearance in behalf of the Owyn Vale
Civic Association, one of the protestants to the captioned
zoning re-classification.

I understand that no order has been passed in the subject
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.

Yours very truly,

Herbert H. Scherr
Herbert H. Scherr

HHS/jr
cc: Joseph M. Granzier, President
Owyn Vale Civic Association
1205 Cobb Road
Baltimore, Maryland 21208



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose
Zoning Commissioner
FROM: Mr. M. B. Staab
Zoning Advisory Committee
Meeting - June 1, 1966
SUBJECT: Item #6: Property Owner:
Har Sinai Congregation
Location: NE/Cor Greenwood Road and
Church Lane

The subject site is located on a long narrow strip
abutting the Western Maryland Railroad. Because of its
location adjacent to the railroad and its topography, it
appears that this land should be developed with a low density
use such as allowed in the M-R Zone.

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

M. B. STAAB, Director
Industrial Development
Commission

CCM:KES:sk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James L. Iyer, Chairman
Zoning Advisory Committee
FROM: Lt. Charles F. Harris, Jr.
Fire Bureau Time Review
SUBJECT: Property Owner: Har Sinai Congregation
Location: NE/Corner Greenwood Rd. & Church Lane
District: 3rd
Proposed Building: 4-4
Proposed Zoning: R-1, 130 White Garden Type Apts.
Area: 7.17

Date: June 6, 1966

Location of proposed hydrants and size of water mains shall be
indicated on plot plan. Water mains, meters and fire hydrants shall
be of an approved type and installed in accordance with the Baltimore
County Standard Design Manual. Spacing of hydrants shall be 500 feet
apart as measured along an improved road, and within 300 feet
from any building. Hydrants shall be located in a pattern approved
by the Baltimore County Fire Bureau.

CFH:sk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

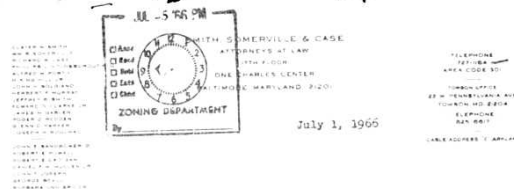
TO: Mr. John G. Rose, Zoning Commissioner
FROM: Mr. Leslie H. Graef, Deputy Director
of Planning
SUBJECT: "Petition #66-228-R, Northeast corner of Greenwood Road and Church Lane,
Petition for Reclassification from R-6 to R-1A Zone.
Har Sinai Congregation - Petitioners."

340 District

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

The planning staff of the Office of Planning and Zoning has reviewed the subject
petition and offers the following comments:

1. The area surrounding the subject property is zoned R-6 and committed to R-6 development. Apartment development as proposed would not be appropriate in such a context.
2. We foresee that there may be an argument that the subject property could not be developed with cottages. Admittedly, the property is adjacent to a railroad and does present topographical 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 topography, 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.
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 certain variances.



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

Re: Petition for Reclassification
NE/Corner of Greenwood Road and
Church Lane - 3rd District
Har Sinai Congregation
66-228-R

Dear Mr. Commissioner:

Kindly enter an appeal to the Board of Zoning Appeals
of Baltimore County from the Order of the Deputy Zoning Commissioner
of Baltimore County, Edward D. Hardisty, rendered in the above-
captioned matter on June 2, 1966, and forward the entire transcript
of proceedings and record to the said Board of Zoning Appeals of
Baltimore County, all on behalf of the following persons and
organizations listed hereinafter alphabetically:

Mr. Richard H. Allinder
1241 Cobb Road
Pikesville, Baltimore County, Maryland 21206

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

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

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

Mrs. Carol K. Pedone
900 Adams Road
Pikesville, Maryland, Baltimore County 21206

Honorable John G. Rose
Zoning Commissioner of Baltimore County
July 1, 1966

Mr. R. Andrew Piskens
1201 Cobb Road
Pikesville, Baltimore County, Maryland 21206

The Sudbrook Club, Inc.
943 Glanstead Road
Pikesville, Baltimore County, Maryland 21206

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

The required filing fee and other charges are enclosed.

It is further requested that you note your records and
docket to reflect the fact that all of the above Appellants are
represented by Mr. Bayard Z. Hochberg, 341 North Calvert Street,
Baltimore, Maryland 21202, and the undersigned, and we ask that
copies of all future notices and other communications be forwarded
to each of us at our respective addresses.

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

Very truly yours,
Jeffrey B. Smith

JBS/mef

Enclosures

cc: Bayard Z. Hochberg, Esquire

Mrs. June A. Marshall

Mr. J. M. Granzier

August 3, 1966

Harry Adelberg, Esq.,
1235 Maryland National Bank Bldg.,
Baltimore, Maryland 21202

Re: Petition for Reclassification
N/E Cor. Greenwood Road and
Church Lane, 3rd District
Har Sinai Congregation,
Petitioner - No. 66-228-R

Dear Mr. Adelberg:

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, 1966

Herbert Scherr, Esq.,
337 St. Paul Place,
Baltimore, Maryland 21202

Re: Petition for Reclassification
N/E Cor. Greenwood Road and
Church Lane, 3rd District
Har Sinai Congregation,
Petitioner - No. 66-228-R

Dear Mr. Scherr:

Please be advised that an appeal has been
filed from the decision of the Deputy Zoning Commissioner
rendered in the above matter.

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

Very truly yours

Zoning Commissioner

cc: Bayard Hochberg, Esq.,
341 N. Calvert Street,
Baltimore, Maryland 21202

Mr. Richard H. Allinder,
1211 Cobb Road
Baltimore, Maryland 21207

July 7, 1966

Herbert Scherr, Esq.,
337 St. Paul Place,
Baltimore, Maryland 21202

Re: Petition for Reclassification
N/E Cor. Greenwood Road and
Church Lane, 3rd District
Har Sinai Congregation,
Petitioner - No. 66-228-R

Dear Mr. Scherr:

Please be advised that an appeal has been
filed from the decision of the Deputy Zoning Commissioner
rendered in the above matter.

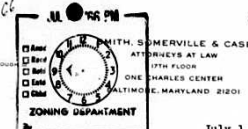
You will be duly notified of the date and time
of appeal hearing when scheduled by the Board of Appeals.

Very truly yours

Zoning Commissioner

cc: Bayard Hochberg, Esq.,
341 N. Calvert Street,
Baltimore, Maryland 21202

Mr. Richard H. Allinder,
1211 Cobb Road
Baltimore, Maryland 21207



July 1, 1966

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

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

Dear Mr. Commissioner:

Kindly enter an Appeal to the Board of Zoning Appeals
of Baltimore County from the Order of the Deputy 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 Board of Zoning Appeals of
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organizations listed hereinafter alphabetically:

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

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

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

Honorable John O. 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

The required filing fee and other charges are enclosed.

It is further requested that you note your records and
docket to reflect the fact that all of the above Appellants are
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Baltimore, Maryland 21202, and the undersigned, and we ask that
copies of all future notices and other communications be forwarded
to each of us at our respective addresses.

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

Very truly yours,
Jeffrey B. Smith

JBS/mef

Enclosures

cc: Bayard Z. Hochberg, Esquire

Mrs. June A. Marshall

Mr. J. M. Granzier

PETITION FOR RECLASSIFICATION
3rd DISTRICT

ZONING: From R-4 to R-4.5 Zone.
LOCATION: Northeast corner of Greenwood Road and Church Lane.
DATE & TIME: MONDAY, APRIL 18, 1966 at 1:00 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:
Present Zoning: R-4
Proposed Zoning: R-4.5
All that parcel of land in the Third District of Baltimore County

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

Being the property of Har Sinai Congregation, as shown on plat plan filed with the
Zoning Department.

Hearing Dates: Monday, April 18, 1966 at 1:00 P.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN O. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
JULY 1, 1966

June 2, 1966

GEORGE E. GUYARLES
DIRECTOR
JOHN O. ROSE
ZONING COMMISSIONER

Harry Adelberg, Esquire
1235 Maryland National Bank Building
Baltimore, Maryland 21202

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

Dear Mr. Adelberg:

I have this date passed my Order
in the above captioned matter. Copy of said Order is attached.

Very truly yours,

Edward D. Hardesty
Deputy Zoning Commissioner

EDH/jdr

Attachment

cc: Jeffery Smith, Esquire
1 Charles Center
Baltimore, Maryland 21201

Bayard Hochberg, Esquire
341 N. Calvert Street
Baltimore, Maryland 21202

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

Mr. Richard Allinder
1211 Cobb Road
Baltimore, Maryland 21207

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
JULY 1, 1966

June 2, 1966

GEORGE E. GUYARLES
DIRECTOR
JOHN O. ROSE
ZONING COMMISSIONER

Harry Adelberg, Esquire
1235 Maryland National Bank Building
Baltimore, Maryland 21202

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

Dear Mr. Adelberg:

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Very truly yours,

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Deputy Zoning Commissioner

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Attachment

cc: Jeffery Smith, Esquire
1 Charles Center
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341 N. Calvert Street
Baltimore, Maryland 21202

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

Mr. Richard Allinder
1211 Cobb Road
Baltimore, Maryland 21207

Herbert H. Scherr

ATTORNEY AT LAW
237 W. PAUL PLACE
BALTIMORE, MD. 21202

MAR 20, 1966

John G. Rose
Zoning Commissioner
Baltimore County
Towson, Maryland 21204RE: Har Sinai
Case No. 66-228-R

Dear Mr. Rose:

Kindly enter my appearance in behalf of the Owyn 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 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.

Yours very truly,

Herbert H. Scherr

HHS/37

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Mr. Leslie H. Groef, Deputy Director of Planning

SUBJECT: "Petition #66-228-R, Northeast corner of Greenwood Road and Church Lane. 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 staff of the Office of Planning 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 in such a context.
2. We foresee that there may be an argument that the subject property could not be developed with cottages. Admittedly, the property is adjacent to a railroad and does present topographical 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 topography, 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.
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 certain variances.

April 19, 1966

Harry Adelberg, Esq.
1235 Maryland National Bank Building
Baltimore, Md.Re: Petition for Reclassification for Har Sinai Corp.
#66-228-R

Dear Sirs:

This is to advise you that \$57.25 is due for advertising and printing of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba

MAR 23, 1966

Harry Adelberg, Esq.
1235 Maryland National Bank Building
Baltimore, Md. 21202RE: PETITION FOR RECLASSIFICATION
Re: Petition for Reclassification for Har Sinai Congregation
#66-228-R

TIME: 11:00 P.M.

DATE: Monday, April 18, 1966

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLANDZONING COMMISSIONER OF
BALTIMORE COUNTYHarry Adelberg, Esquire
1235 Maryland National Bank Building
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this

8 day of MAR, 1966.

Petitioner: Har Sinai Congregation

Petitioner's Attorney: Harry Adelberg

Reviewed by:

Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

March 17, 1966 #66-228-R

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204GEORGE E. GAVNEAU
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONERHarry Adelberg, Esquire
1235 Maryland National Bank Building
Baltimore, Maryland 21202RE: Har Sinai Congregation
(Item 5, February 23, 1966)

Dear Sirs:

The above referenced petition is accepted for filing as of the date on the enclosed filing certificate. Notice of the hearing date and time 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 near future.

If you have any questions concerning this matter, please do not hesitate to contact me at RA 3-3000, Extension 303.

Very truly yours,

James E. Scherr
Zoning Technician

JEG:yib

TELEPHONE
823-3000BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 39415

DATE 7/6/66

TO: Jeffery B. Smith, Esq.,
1 Charles Center
Baltimore, Maryland 21201Office of Planning & Zoning
119 County Office Bldg.,
Towson, Maryland 21204

DEPOSIT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETAILS OF DEPOSIT AND RETURN WITH YOUR REMITTANCE	COST
	Cost of appeal in matter of property of Har Sinai Congregation - No. 66-228-R	\$ 70.00
	2 signs	18.00
		\$88.00

7-766 5-112 39415 HP-8000

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.208-R
66-228-RH(1)

Ph. Koen → Deal. - would build - 125-150
per month - 130 units - 150 spaces -
2nd story terrace + 2 story - Clinical -
swimming pool + tennis courts -
power just across Greenwood (see photo) -
stream runs thru N end of tract -

Private financing - would mortgage
apt. - project to be financed by
Mayer bank (old et extended) - Sublet
here - Church here -

Alan Evans → Carl Engler - prepared plat plan -
3.5 acres - sewer & water available
+ adequate - only tract is really left
R.R. + Greenwood Rd. - sells for
460' high to 420' low - (from B to A) -
cannot develop R-6 because of
topography - homes would sit in gully -
steel maintains R-6 is not feasible -

Fred R. Hays → Realtor - N - Church here + homes - 1/2 m.
W - home
S - home
E - R.R. (W. Md.) + the home
Some R-6 is published - sees error in map -
feels that M or RA would be proposed

66-228-R

Mr. Koen → RA would be compatible with Sublet
(Cous) Part -

* Mr. Adelberg says land has been for sale
for about 15 yrs. with no takers -
Engler sold to S+K for 3 acres - 1/2 m. x 1/2 m.

NW boundary will intersect Bulfinch (Cheney)
Part of proposed apt. can be seen -
RA will not develop surrounding homes -
Protestants

JP → 1205 Cth Rd. - 6 yrs. - R. Koen - can
see sub. tract - traffic engstrom -
see sub. tract - no need for protest

Rick Allender → 1211 Cth Rd. - 7 yrs - sees no need -

Rick → 1201 Cth Rd. - 7 yrs - opposed
traffic engstrom - property dispute -
900 Adams Rd - 15 yrs - does not
change over - sees no need -
C. W. → 404 Measand Rd - just N - 40 yrs - does
not want area developed -

Feb 17, 1966

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

Harry Adelberg, Esquire
1235 Maryland National Bank Building
Baltimore, Maryland 21202

SUBJECT: Reclassification from R-6 to RA
for Mar Sinai Congregation
Location Greenwood Road and
Church Lane, 2nd District
(Item 5, February 23, 1966)

Dear Sir:

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

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

BUREAU OF ENGINEERING:

Utilities: Water - Existing 8" in Church Lane; existing 12" in Greenwood Road.
Sewer - Existing 8" sewer through this property adjacent to the stream.
Adequacy of existing utilities to be determined by developer or his engineer.

Storm Drain - An existing stream passes through the property just southeast of Church Lane. The adequacy of the stream and the existing culvert under Greenwood Road 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' curb 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 40' 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 and on the attached plan.

BUREAU OF TRAFFIC ENGINEERING: Church Lane must be relocated so as to continue on the tangent of the bridge to Greenwood Road. The four westernmost entrances are below County Standards. The plan indicates that the grades of these entrances from West to East are 50%, 36%, 33%, and 25% respectively. If the zoning is granted, the entrances will be required to meet County Standards. This appears to require a large amount of fill.

ZONING 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 demonstrates 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 zoning action requested, but to assure that all parties are made aware 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 Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

State Roads Commission
Board of Education
Health Department
Buildings Department

Very truly yours,

cc: Mr. Carlyle Brown-Bureau of Engineering
Mr. C. Richard Moore-Traffic Engineering
Mr. James E. Dyer-Zoning Administration Division

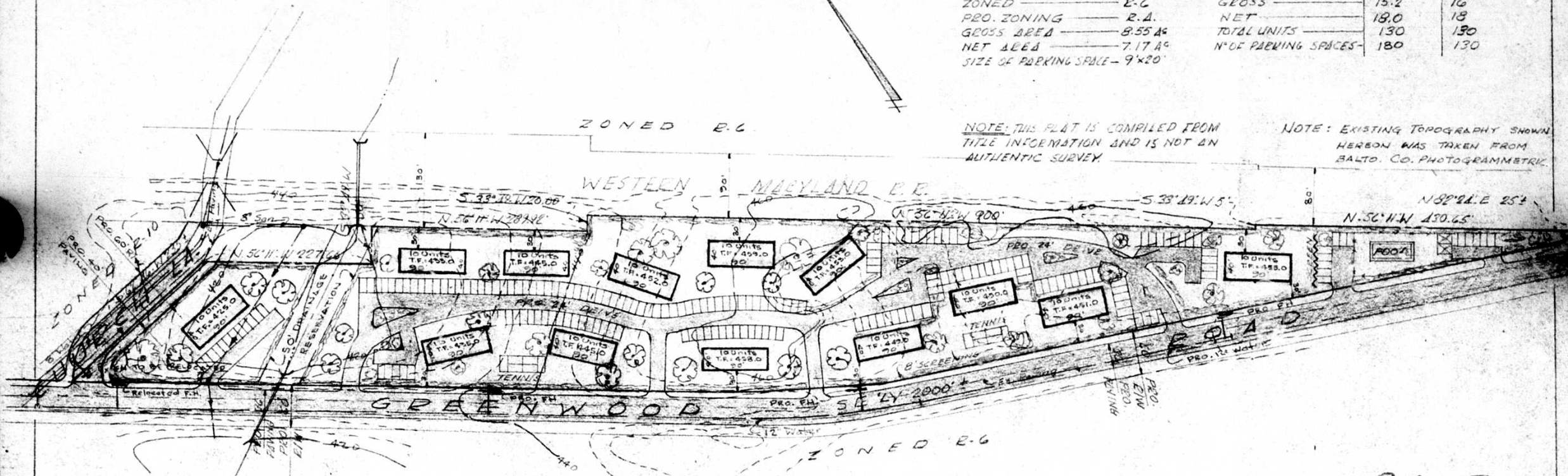
James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

JED:yla

ELECTION DISTRICT-N°3		DENSITY:	DESIGNED	REQ'D.
ZONED	E-6	GROSS	15.2	16
PRO. ZONING	R-4	NET	18.0	18
GROSS AREA	8.55 AC	TOTAL UNITS	130	130
NET AREA	7.17 AC	N° OF PARKING SPACES	180	130
SIZE OF PARKING SPACE- 9'x20'				

NOTE: THIS PLAT IS COMPILED FROM
TITLE INFORMATION AND IS NOT AN
AUTHENTIC SURVEY.

NOTE: EXISTING TOPOGRAPHY SHOWN
HEREON WAS TAKEN FROM
BALTO. CO. PHOTOGRAMMETRIC.



SITE PLAN
GREENWOOD APARTMENTS
FOR SCHNAFER & KORN CONST. CO.
913 MILFORD MILL RD., PIRSVILLE 9, MD.



REV. JAN. 27, 1966
L. ALAN EVANS
SURVEYORS & CIVIL ENGINEERS
4200 ELSRODE AVE - PHONE HA 6-2144
BALTIMORE 14, MARYLAND
DATE: 4-19-65 SCALE: 1"=100'

