

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Beth Yehuda Anshe Kurland, 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.

herby petition for a Variance from Section 205.2 to permit a 38' front yard instead of the required 60'; to permit a 68' setback from the centerline of street instead of the required 55'; 205.3 to permit an interior side yard setback of 10' instead of the required 30'; 205.4 to permit a side yard setback from the centerline of street instead of the required 30'; to permit a 55' setback from the centerline of street instead of the required 75'; 205.4 to permit a rear yard setback of 25' instead of the required 40'.

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

Practical difficulty in that the congregation is of such size to require a sanctuary and building as indicated on the site plan. Furthermore, the building must be on a corner lot religious orthodox law therefore requiring the setback's as shown.

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

I, or we, agree to pay expenses of above Variance 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.

Contract purchaser _____ Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

10th ORDERED By the Zoning Commissioner of Baltimore County this _____ day

of _____ 1968, 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 _____ day of _____ 1968, at _____ o'clock _____ M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 9, 1968

FROM: George E. Gavellis, Director of Planning

SUBJECT: Petition #68-872-ASPH. Special hearing to permit off-street parking in a residential zone. Petition for variances to setbacks. Southwest and Southeast corners of Winands and Carthage Roads. Being the property of Beth Yehuda Synagogue.

2nd District

HEARING: Tuesday, May 21, 1968 (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Beth Yehuda Anshe Kurland, owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 300.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a special lot off-street parking in a residential zone.

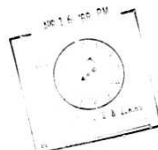
See attached description

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

I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser _____ Address _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____ 1968, 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 _____ day of _____ 1968, at _____ o'clock _____ M.



Zoning Commissioner of Baltimore County

(over)

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

Mr. John C. Adler, Chairman
Board of Supervisors
Beth Yehuda Anshe Kurland Hebrew Congregation, Inc.,
391 Garrison Avenue
Baltimore, Maryland 21215

SUBJECT: Front, side and rear
variances for Beth Yehuda
Anshe Kurland Hebrew
Congregation, Inc., located
SW corner Winands Road
and Carthage Road
2nd District
(Item 125, April 10, 1968)

Dear Sir:

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

BUREAU OF ENGINEERING:

Water - Existing 10" water in Winands Road
Existing 8" water in Carthage Road
Sewer - Existing 8" sanitary sewer Carthage Road
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Both Winands and Carthage Roads are to be developed as 40' roads on 60' R/W.

PROJECT PLANNING DIVISION:

If granted the plan will be subject to review and comment at the building permit stage.

ZONING ADMINISTRATION DIVISION:

Prior to the hearing the plan must be revised to show the adjoining existing dwellings.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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:

Bureau of Traffic Engineering
Health Department
Bureau of Fire Protection
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Ryan
JAMES E. RYAN
Zoning Commissioner

cc: Carlisle Brown-Bar, of Engr.
Albert V. Quinby/Project Planning Division

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301/823-0900

DESCRIPTION

0.82 ACRE PARCEL, SOUTHWEST CORNER OF WINANDS ROAD AND
CARTHAGE ROAD, SECOND ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

PARCEL "A"

THIS DESCRIPTION IS FOR YARD VARIANCES.

Beginning for the same at the southeast end of a gusset line connecting the west side of Carthage Road, 60 feet wide, and the southwest side of Winands Road, as shown on the plat entitled "Plat One, Section One, Stoneybrook North", and recorded among the Land Records of Baltimore County in Plat Book R.R.G. 30 page 55, and running thence, binding on the west side of said Carthage Road (1) southerly, by a curve to the left with the radius of 700.00 feet, the distance of 213.29 feet, thence leaving said Carthage Road and running for the two following courses and distances: (2) N 74° 06' 20" W - 153.66 feet, and (3) N 03° 07' 56" W - 232.71 feet, to the southwest side of said Winands Road, thence binding thereon (4) S 74° 06' 20" E - 187.28 feet thence binding on the aforementioned gusset line (5) S 29° 06' 20" E - 14.14 feet to the place of beginning.

Containing 0.82 of an acre of land, more or less.

PPK:impl

J.O. #68057

March 21, 1968

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Real Estate



MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301/823-0900

DESCRIPTION

0.95 ACRE PARCEL, SOUTHEAST CORNER OF WINANDS ROAD AND
CARTHAGE ROAD, SECOND ELECTION DISTRICT, BALTIMORE
COUNTY, MARYLAND.

PARCEL "B"

THIS DESCRIPTION IS FOR SPECIAL PARKING PERMIT

Beginning for the same at the southwest end of a gusset line connecting the east side of Carthage Road, 60 feet wide, and the southwest side of Winands Road, as shown on the plat entitled "Plat One, Section One, Stoneybrook North", and recorded among the Land Records of Baltimore County in Plat Book R.R.G. 30 page 55, and running thence, binding on the east side of said Carthage Road the two following courses and distances: (1) southerly, by a curve to the left with the radius of 640.00 feet, the distance of 212.53 feet, and (2) S 03° 07' 56" E - 1.43 feet, thence leaving said Carthage Road and running for the two following courses and distances: (3) S 74° 06' 20" E - 210.58 feet, and (4) N 06° 45' 30" W - 238.39 feet to the southwest side of said Winands Road, thence binding thereon (5) N 74° 06' 20" W - 144.20 feet, thence binding on the aforementioned gusset line (6) S 60° 53' 40" W - 14.14 feet to the place of beginning.

Containing 0.95 of an acre of land, more or less.

PPK:impl

J.O. #68057

March 21, 1968

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Real Estate



RE: Petition for Variance and Special Hearing - S/W and N/E Corners of Winands and Carthage Roads, 2nd District - Beth Yehuda Anshe Kurland Hebrew Congregation, Petitioners
BEFORE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
No. 68-272-ASPH

It is further ORDERED that permission to use the residential zone for off-street parking in accordance with plat approved by George E. Gavellis, Director of the Office of Planning and Zoning, on May 21, 1968, is also approved, marked "A".

Approval of the site plan for the development of said property is subject to Bureau of Public Services and the Office of Planning and Zoning.

James E. Ryan
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE: 5/21/68
BY: [Signature]

The petitioner seeks variances to Sections 205.2, 205.3 and 205.4 of the Baltimore County Zoning Regulations and a special hearing for off-street parking in a residential zone at the southwest and northeast corners of Winands and Carthage Roads, in the Second District of Baltimore County.

Since strict compliance with said Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the variances requested would give relief without substantial injury to the public health, safety or general welfare of the locality involved, the variances should be granted.

Also since the health, safety or general welfare of the community would be adversely affected, it would be in order to grant permission for parking in a residential zone.

For the foregoing reasons it is ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of May, 1968, that the following variances should be and the same are granted from and after the date of this Order:

- To permit a 38' front yard instead of the required 60';
- To permit 68' from the center line of the street instead of the required 55';
- To permit an interior side yard setback of 10' instead of the required 30';
- To permit a side yard from the side street line of 25' instead of the required 50';
- To permit a 55' setback from the center line of the street instead of the required 75'; and
- To permit a rear yard setback of 25' instead of the required 40'.

Towson, Maryland

Date of return: 5/9/48

PETITION FOR SPECIAL HEARING AND VARIANCE

Position for a Variance from the Zoning Regulations of Baltimore County to permit a 20 foot (two yard) instead of the required 30 foot (three yard) setback from the front of the lot to the construction of the above lot instead of the required 30 feet; and to permit an exterior side setback of 20 feet instead of the required 30 feet; and to permit a side yard from side street line of 20 feet instead of the required 30 feet; and to permit a 30 foot corner setback from the corner of the lot from the center of the street instead of the required 7 foot setback; and to permit a 20 foot setback from the center of the street instead of the required 30 feet; and to permit a 20 foot setback from the center of the street instead of the required 30 feet.

[illegible][illegible]

Pikerville, Md. May 2 1963

THE NORTHWEST STAR

Cost of Advertisement \$ 21.00

54366

DATE OF ISSUE: _____

To: **L. Russ Goldberg**
3902 Garrison Blvd.
Baltimore, Md. 21204

QUANTITY	
----------	--

☒

4

RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

Mr. Julian C. Adler, Chairman County Office Building
Board of Governors 111 W. Chesapeake Avenue
Bank Volume Analysis National Bureau of Taxation, Maryland 21204
Comptroller, Inc.,
2011 Harrison Avenue
Baltimore, Md. 21215
Your Petition has been received and accepted.

~~444~~ day of ~~April~~, 1968

JOHN G. ROSE,
Zoning Commissioner

Reviewed by James S. Rhyer
Chairman of
Advisory Committee

TOWSON MD MAY 2 1969

THE JEFFERSONIAN.

Cost of Advertisement, \$.....

AND VARIANCE-END DISTRICT

The zoning Commissioner of Baltimore County, by certificate of the Planning Board, has approved the proposed rezoning of the property from R-1 to R-2, which is in accordance with the provisions of the Baltimore County Zoning Ordinance. The rezoning is for a 15-foot front setback from the centerline of the street instead of the required 35-foot front setback from the centerline of the street. The rezoning is for a 15-foot side yard setback from the centerline of the street instead of the required 35-foot side yard setback from the centerline of the street. The rezoning is for a 15-foot rear setback from the centerline of the street instead of the required 35-foot rear setback from the centerline of the street. The rezoning is for a 15-foot rear setback from the centerline of the street instead of the required 35-foot rear setback from the centerline of the street.

[illegible][illegible]

Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By order of
JOHN G. ROSE,
Sealing Commissioner of
Baltimore County
May 2.

