

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, the undersigned, 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 211.7 of the Zoning Law for Baltimore County, Maryland, to permit the construction of a front yard driveway of 20 feet and 6 inches in width of the required 40 feet and 6 inches

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

The subject property is located on Church Lane, a residential street, and is currently used as a garage. The property is situated on a lot which is 63 feet wide and 120 feet deep. The existing building is a one-story garage which is 20 feet wide and 12 feet high. The property is surrounded by other residential properties. The proposed variance is for a front yard driveway of 20 feet and 6 inches in width. The driveway is to be constructed on the front of the property, between the existing garage and the front yard. The driveway is to be paved with asphalt and is to be 20 feet wide and 6 inches deep. The driveway is to be constructed on the front of the property, between the existing garage and the front yard. The driveway is to be paved with asphalt and is to be 20 feet wide and 6 inches deep. The driveway is to be constructed on the front of the property, between the existing garage and the front yard. The driveway is to be paved with asphalt and is to be 20 feet wide and 6 inches deep.

See attached description

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 _____ Legal Owner _____
Address _____ Address _____

Petitioner's Attorney _____ Protestor's Attorney _____
Address _____ Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of _____ 1969, 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 _____ day of April, 1969, at _____ o'clock

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE 5/13/69 BY J. C. HARRIS, JR.

RE: PETITION FOR VARIANCE
SW/S of Church Lane, 632' NW
of Old Court Road - 2nd District
Anshe Emunah-Aitz Chaim Congregation - Petitioner
NO. 69-219-A (Item No. 269)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner seeks a Variance to permit a front yard of twenty-five feet and fifty-five feet instead of the required forty feet and sixty-five feet in order to add an addition to the front of an existing Synagogue. The present Synagogue contains one multi-purpose room used as a prayer hall and also for social functions. The congregation desires to enlarge the existing hall for the purpose of installing permanent type benches or pews for use during prayer. The Petitioner claims that it would be impractical to add to the rear of the existing building as it would involve demolishing sixty-seven feet of existing classrooms. Because the road runs at an angle to Church Lane, and because of the complicated widening of Church Lane, part of the proposed addition requires a front yard Variance.

It appears that the front yard is improved at this time with a driveway. At times, the various members of the congregation park their vehicles in this driveway and out on Church Lane, thereby creating traffic congestion in the immediate area. Several well meaning and concerned residents appeared in protest to the granting of this Variance. It was perfectly clear from the testimony that the neighbors were not protesting on religious grounds and that there was no conflict of personalities involved.

Testimony revealed that there is an existing parking lot in the rear of the Synagogue, but the Rabbi was experiencing great difficulty in encouraging members of his congregation to avail themselves of the rear lot. It appears that when the Hebrew School on the premises closes, the children walk to the front yard and wait to be picked up by their parents. The result

is that the parents of these children, as no room is available in the front driveway, park their cars haphazardly on Church Lane and adjacent streets - at times, blocking neighbors' driveways. The same haphazard parking apparently exists with respect to social functions held in the evenings.

This is a difficult case to decide because it isn't really one involving a fine point of law. The whole problem revolves around the reluctance of the parents and the children to use the rear parking lot. The Rabbi stated that he even stands out in front of the Synagogue in an effort to direct traffic and to instruct the people not to clog up the street. He stated that he has on numerous occasions during his sermons implored the people to use the rear parking lot. He feels that the granting of this Variance will enable the enlargement of the Synagogue, the effect of which will be to close the existing driveway in the front yard, thus forcing the congregation to use the rear parking lot.

In conclusion, the Deputy Zoning Commissioner feels that no great harm to the immediate neighbors will occur by the granting of this Petition. In fact, the closing of the front yard driveway should have a beneficial effect so far as encouraging the people to use the rear parking lot. To compel this congregation to add an addition to the rear rather than to the front of the Synagogue would be most unfair because as stated above, the existing classrooms in the back would have to be demolished and a new addition at great expense would have to be constructed. The Rabbi frankly stated that his congregation is not financially able at this time to take on this added burden. Furthermore, additional hardship is imposed by virtue of the County's plans to widen Church Lane - a hardship over which the congregation has no control.

The Deputy Zoning Commissioner would like to compliment all parties involved for their general demeanor and the gentleman-like manner in which they expressed themselves at the hearing. The Protestants justifiably had a right to complain about the irresponsible parking of vehicles by some of

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the congregation, and it is hoped that the Rabbi will "crack the whip," as the saying goes, and make all members understand and aware of the property rights of the neighbors.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13 day of May, 1969, that the herein Petition for a Variance to permit a front yard of twenty-five feet and fifty-five feet instead of the required forty feet and sixty-five feet should be and the same is GRANTED, from and after the date of this Order, subject to approval by the Bureau of Public Services and the Office of Planning and Zoning.

Edward O. Harris, Jr.
Deputy Zoning Commissioner of
Baltimore County

DATE 5/13/69 BY J. C. HARRIS, JR.

ORDER RECEIVED FOR FILING

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Oliver L. Myers
Chairman

MEMBERS:
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
BUREAU OF PLANNING
BUREAU OF PUBLIC WORKS
BUREAU OF FIRE DEPARTMENT
BUREAU OF HEALTH DEPARTMENT
BUREAU OF BUILDING DEPARTMENT
BUREAU OF EDUCATION
BUREAU OF AGRICULTURE

March 27, 1969

Eugene Hettlemann, Esq.,
220 E. Lexington Street
Baltimore, Maryland 21202

RE: Type of Hearing: Front yard variance
Location: SW/S of Church Lane, 632' x NW of Old Court Rd., 2nd District
Petitioners: Harry Schen
Committee Meeting of March 11, 1969
Item 209

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject site is presently improved with a one story masonry synagogue with the properties immediately to the west, north and east improved with one to two story dwellings 10 to 25 years of age. The property immediately to the south is improved with a shopping center complex. Church Lane at the present time is not improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

Highways:

A public road, Church Lane, is existing along the frontage of this site and requires no additional improvements.

Storm Drains:

Storm drainage will not be affected by the proposed addition.

No storm drain problems will be created by the proposed improvement.

March 27, 1969

Eugene Hettlemann, Esq.,
220 E. Lexington Street
Baltimore, Maryland 21202
Item 209

Storm Drains (Continued):

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Water and Sanitary Sewers:

All public water and sanitary sewer facilities are existing for the current building. Additional plumbing fixtures may be added upon application for a plumbing permit.

BUREAU OF TRAFFIC ENGINEERING:

The proposed addition should not create any major traffic problems, provided the existing circular drive is abandoned.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of the Baltimore County Building Code.

BOARD OF EDUCATION:

Acres too small to affect school population.

FIRE DEPARTMENT:

Any use that petitioner would propose for this site shall meet all Fire Department regulations.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

A field investigation revealed that the existing parking area is presently improved with a gravel type of surface and no screening exists. It should be noted that at the time the building application is applied for the addition the access to the parking lot and the parking lot itself must

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Eugene Hettlemann, Esq.,
220 E. Lexington Street
Baltimore, Maryland 21202
Item 209

March 27, 1969

ZONING ADMINISTRATION DIVISION:

be paved with a durable dustless surface providing for proper drainage in that the dense plant screening must be constructed.

Very truly yours,

OLIVER L. MYERS, CHAIRMAN

OLH:JD
Enc.

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 201-623-0300

DESCRIPTION

1.9999 ACRE PARCEL, SOUTHWEST SIDE OF CHURCH LANE, 632 FEET, MORE OR LESS, NORTHWEST OF OLD COURT ROAD, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "Front Yard Variance".

Beginning for the same at a point in the centerline of Church Lane, at the distance of 632 feet, more or less, as measured northwesterly along the centerline of said Church Lane from its intersection with the centerline of Old Court Road, running thence binding on the centerline of said Church Lane (1) N 53° 39' 15" W - 129.24 feet, thence three courses: (2) S 13° 46' 45" W - 697.08 feet, (3) S 39° 13' 15" E - 151.51 feet, and (4) N 13° 46' 45" E - 742.86 feet to the place of beginning.

Containing 1.9999 acres of land.

PPK:mpl

J.O. #6054

2/10/69



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INTER-OFFICE CORRESPONDENCE

The Planning staff will offer no comment on the subject petition.

GE G:bms

MICROFILMED

LEGALS

[illegible]

CERTIFICATE OF PUBLICATION

Pikesville, Md. March 27, 1961

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTH/EAST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each

of --- one time before the 14th
day of April, 1969
the first publication appearing on the 27th
day of March, 1969.

THE NORTHWEST STAR

Manager Arnold Landau

Cost of Advertisement, \$ 11.34

TELEPHONE RES. 0000 EXT. 387		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 62161 DATE April 21, 1964	
TO: St. Stephen's African Church Congregation 5015 Church Lane Baltimore, Md. 21133		BILL TO Zoning Dept. of Baltimore Co.			
PAYMENT TO ACCOUNT NO. 61-432		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$95.00	
QUANTITY		DATA - ALL INFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Advertising and printing of property 60-075-A				\$5.00	

TOWSON, MD. MAR 27 1963

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 of _____ sixteen weeks before the _____ day of _____ April _____, 1960, the first publication appearing on the _____ day of _____, 1960.

THE JEFFERSONIAN

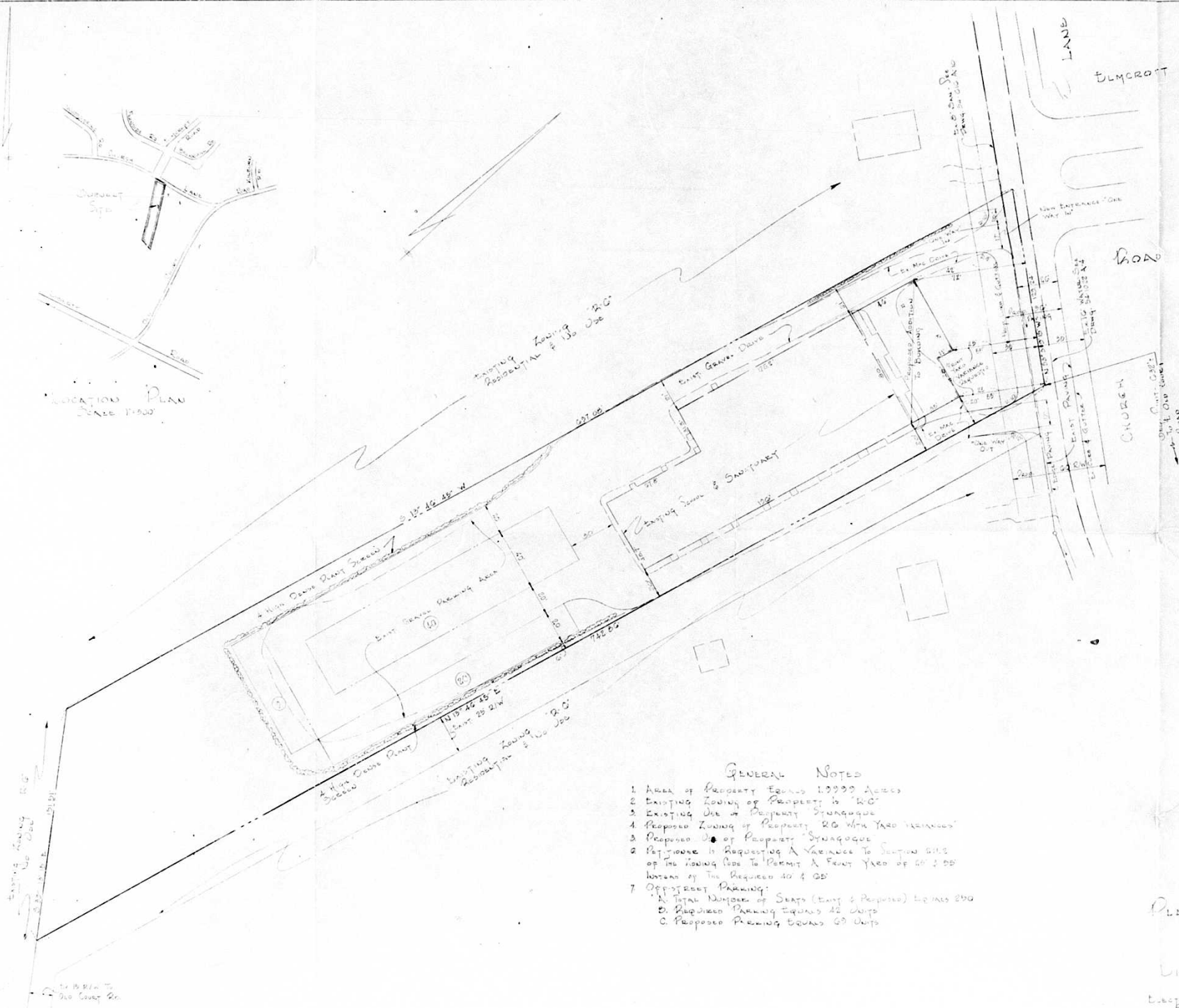
Cost of Advertisement, \$...

CERTIFICATE OF POSTING
TO THE
DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 3-26-69
 Posted for VARIANCE
 Petitioner ANSUR BAKHAN SINGH CHAIN LINGER
 Location of property 3¹/₂ S of Church Lane 632' N of Clinton Rd
 Location of Sign 3615 Church Lane
 Remarks _____
 Posted by H. H. Cook Date of return 4-3-69



LOCATION PLAN
SCALE 1"=50'



- GENERAL NOTES
1. AREA of PROPERTY EQUALS 1.9999 ACRES
 2. EXISTING ZONING OF PROPERTY IS "R-C"
 3. EXISTING USE of PROPERTY SYNAGOGUE
 4. PROPOSED ZONING OF PROPERTY "R-C WITH YARD VARIANCES"
 5. PROPOSED USE of PROPERTY "SYNAGOGUE"
 6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 511.2 OF THE ZONING CODE TO PERMIT A FRONT YARD OF 50' & 50' WIDTHS OF THE REQUIRED 40' & 60'
 7. OFF-STREET PARKING:
 - A. TOTAL NUMBER of SPOTS (EXIST & PROPOSED) BEING 250
 - B. PROPOSED PARKING EQUALS 42 SPOTS
 - C. PROPOSED PARKING EQUALS 69 SPOTS

PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCE
AT
LIBERTY JEWISH CENTER
8015 CHURCH LANE
LIBERTY, MISSOURI 64068
SCALE 1"=50' JAN. 21, 1969

OFFICE COPY



STATE OF MISSOURI
COUNTY OF JACKSON
JAN 21 1969