

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BETH ISAAC ADATH ISRAEL 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 for a Variance from Section 217.2, to permit a front yard setback of 10 feet from the front property line and 40 feet from the centerline of the street instead of the required 30 feet and 60 feet respectively.

217.4 to permit a rear yard setback of 20 feet instead of required 30 feet.

217.2 to permit 34 parking spaces instead of required 108.

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

The front yard setback restriction would create a practical difficulty as the proposed building (synagogue) will not be able to hold the capacity of worshippers it has been designed to hold and would make the building impractical for what it was intended.

The rear yard setback would create a hardship and practical difficulty as the building proposed would need the additional 10 feet in the rear to permit the seating capacity planned and permit full use of the building.

The parking spaces required would be a practical difficulty as the required amount would fill the entire lot and this is not possible.

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 be and to be bound by the zoning regulations and restrictions of Baltimore County, adopted pursuant to the Zoning Law of Baltimore County.

BETH ISAAC ADATH ISRAEL CONGREGATION

James E. Myers President

Richard T. Rombro Attorney

44 Equitable Building

Baltimore, Maryland

Richard T. Rombro Petitioner's Attorney

44 Equitable Building

Baltimore, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day of April, 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 17th day of May, 1969, at 1:00 o'clock P.M.

James E. Myers

Richard T. Rombro

44 Equitable Building

Baltimore, Maryland

Richard T. Rombro Petitioner's Attorney

44 Equitable Building

Baltimore, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 23, 1969

COUNTY OFFICE BUILDING
111 W. Continental Ave.
Towson, Md. 21204
Tel. 2-5000

GEORGE E. GARRETT
Director

JOHN G. ROSE
Assistant Director

Richard T. Rombro, Esq.
44 Equitable Building
Baltimore, Maryland 21202

RE: Type of Hearing: Front and Rear
Yard Variance
Location: NW/Cor. Crestheights
Ave. & Ewamy Road
3rd District
Petitioners: Beth Isaac Adath
Israel Congregation
Committee Meeting of April 8, 1969
Item 245

Dear Sirs:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

James E. Myers
JAMES E. MYERS
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 23, 1969

COUNTY OFFICE BUILDING
111 W. Continental Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Richard T. Rombro, Esq.
44 Equitable Building
Baltimore, Maryland 21202

RE: Type of Hearing: Front and Rear
Yard Variance
Location: NW/Cor. Crestheights Ave.
& Ewamy Road
3rd District
Petitioners: Beth Isaac Adath
Israel Congregation
Committee Meeting of April 8, 1969
Item 245

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 property at the present time is improved with a synagogue operation, with an entrance from Crestheights Road, and a parking area to the north of the building. The surrounding properties are presently improved with garden type apartments; group homes and single family dwellings from new to 10 years of age, in excellent repair. Crestheights Road and Ewamy Road at the present time are improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

Since all adjacent roads are improved and all utilities exist, this office has no further comment.

PROJECT PLANNING DIVISION:

According to the building permit No. B6490, which was filed for Lot B, 4394 Crestheights Road, the house is built 10' from the property line. Field inspection indicates the existing parking lot to be 10' from the new building. A revised plan will be required to show locations of these improvements and how the required screening can be implemented.

BETH ISAAC ADATH ISRAEL CONGREGATION

DESCRIPTION OF PROPERTY FOR VARIANCE

Being known and designated as Lots Nos. 4, 5, 6 and 7, Block L, as shown on the Plat of Section 4 Milbrook, which Plat is recorded among the Land Records of Baltimore County in Plat Book R.R.G. No. 29 folio 111.

Being known as the northwest corner of Crestheights Road and Ewamy Road.

day of June, 1969, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit a front yard setback of 10 feet from the front property line and 40 feet from the center line of the street instead of the required 30 feet and 60 feet respectively; and to permit a rear yard setback of 20 feet instead of the required 30 feet; and to permit 34 parking spaces instead of the required 108 parking spaces, subject to approval of the site plan by the Bureau of Public Services, and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of June, 1969, that the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of June, 1969, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 2, 1969

FROM: George E. Garrett, Director of Planning

SUBJECT: Petition #69-245-A, Variance to front, side and rear yard setbacks. Northwest corner of Crestheights and Ewamy Roads, Beth Isaac Adath Israel Congregation, Petitioners.

3rd District

HEARING: Monday, May 12, 1969 (1:00 P.M.)

The Planning staff questions the desirability of a variance of such great magnitude as contained in the subject petition. Will the absence of sufficient off-street parking result in on-street parking which creates congestion and adversely affects nearby properties?

GEG:sm

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Richard T. Rombro, Esq.
44 Equitable Building
Baltimore, Maryland 21202
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April 23, 1969

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject plan indicates a variance for parking to provide 34 parking spaces instead of the required 50. This is undesirable since this department fee's that 50 parking spaces is not sufficient to handle the parking demand of this type use.

Also, the location of the sidewalk from the building to the street will create a parking problem in the intersection of Crestheights Avenue and Ewamy Road.

BOARD OF EDUCATION:

No effect on increasing student population.

BUILDING ENGINEER'S OFFICE:

Must meet all Baltimore County Building Code regulations.

FIRE DEPARTMENT:

Owner must comply with all Fire Department requirements when plans are submitted for approval.

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.

Food Service Comments: If a food service is involved it will be necessary to submit complete plans and specifications to the Division of Food Control, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

The petitioner's plot plan indicates 4' high hedge around the entire parking area. The field investigation revealed that parking is a rather tight situation. It appears that this 4' ft. high hedge cannot be constructed. The petitioners should revise their drawing to indicate the new hedge which exists immediately adjacent to this property to the north and its existing setback. This would give a better picture as to how the petitioner proposes to construct the hedge. This revised plan must be received prior to the hearing.

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Richard T. Rombro, Esq.
44 Equitable Building
Baltimore, Maryland 21202
Item 245

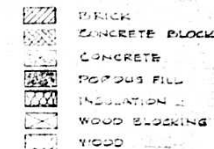
April 23, 1969

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

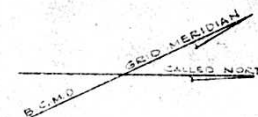
Oliver L. Myers
OLM:JD
Enc.

LEGEND

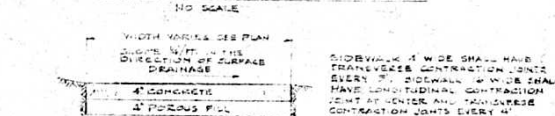


ABBREVIATIONS

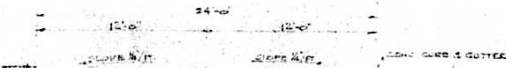
ALUM.	ALUMINUM
BR.	BRICK
CL.	CLAY
AS.	ASPHALT
VAT.	VINYL ASBESTOS TILE
GT.	GRANITE TILE
ST.	CERAMIC TILE
ACST.	ACUSTICAL TILE
PLAS.	PLASTER
GYP.	GYPSON
MU.	MASONRY UNITS
CONC.	CONCRETE
S.S.	CONTROL JOINT



PAVING DETAIL FOR DRIVEWAY & PARKING AREA



CONCRETE SIDEWALK DETAIL



TYPICAL SECTION THRU DRIVEWAY

PLANTING

1. TYPE OF PLANTING: PLANTING COMPACTA
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SITE PLAN PARALLEL PARKING LANDSCAPING

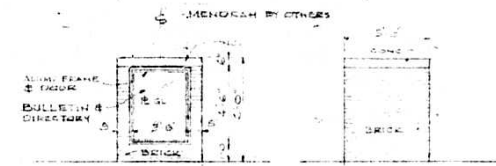
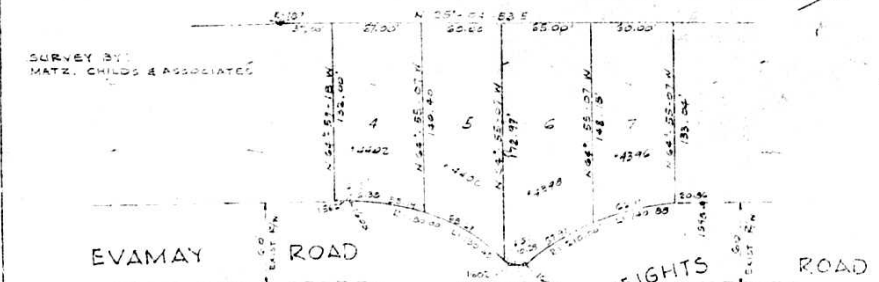
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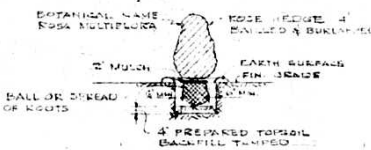
COORDINATE AND BEARINGS AS SHOWN HEREON ARE BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT TRAVERSE STATION 17917 N 24°05'41" E 22852.34 17918 W 24°27'41" E 23073.01

SEATING CAPACITY 500 MAX.
PARKING PROVIDED 24 CARS
RA ZONING

SURVEY BY
MATZ, CHILDS & ASSOCIATES



ELEVATIONS OF MENORAH PEDESTAL



TYPICAL PLANTING DETAIL

REVISION	DATE
REVISED PHASE II	JAN. 1964
REVISED PARKING LOT PLANTING	JUNE 20 1964
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