PETITION FOR ZONING RE-CLASSI ICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Chizul: Amuno 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, # 3 hereby petition (1) that the zoning status of the herein described property be re-classified, pu SEC 2-C to the Zoning Law of Baitimore County, from an....R-20 R-A tone; for the following reasons

RA

1. Error in original zonine:

2. Genuine change in conditions.

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 CHIZUK AMUNO CONGREGATION Herbert Gold an, President

Legal Owner Address 8/00 Stevenson RS

When Harris Attor

Protestant's Attorney

Address 306 W. Joppa Road, Towson, Md.

823-1200
ORDERED By The Zoning Commissioner of Baltimore County, this...

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning 30. 14. 70 PM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO ... Mr. Edward D. Hardesty, Zoning Commissiones September 22, 1970

FROM Mr. George E. Gavrelis, Director of Planning

SUBJECT: Petition #71-54 R. Beginning 1145 feet West of Stevenson Road 150 feet south Petition for Reclassification from R-20 to R.A. Chizuk Amuno Congregation - Petitioners

3rd District

HEARING: Wednesday, September 23, 1970 (10:00 a.m.)

The Staff of the Office of Planning and Zoning, but reviewed the subject petition for reclassification from R-20 to R.A. zoning and offers the following advisory

In making its recommendations for comprehensively rezoning this portion of the County, the Planning Board proposed that the subject property remain R-20 on the map adopted February 11, 1970. This position was reaffirmed on maps approved on September 10, 1970, for public hearing.

The subject property is surrounded by R-20 zoning and low density development to the north. This area is served by the Fort Garrison Elementary School which now handles over capacity enrollment.

It appears that the access provided is inadequate to serve a development of this magnitude and that the traffic increase would create an adverse impact on the estiting and network. No improvements are steeduled in the Capital Improvement Prayram. It is possible that this property be developed in low density accessing the contract of the contract of

GEG:SC:msh



RE: PETITION FOR BECLASSIFICATION : Beginning 1145 feet West of Stevensor Road, 150 feet, more or: less Sou of Philips Drive 3rd District Chizuk Amuno Congregation -Petitioner NO. 71-5h-R (Item No. 206)

BEFORE THE

BALTIMORE COUNTY

WHITEFORD, FALK, AND MAS

multing Engineers - Land Surveyor

Land Planners

Beginning for the same at a point on the northernmost boundary of the property of Chinuk Amuno Congregation recorded

among the Land Records of Baltimore County in Liber 2303, folio

Road 70 feet wile which point on Stevenson Road is distant 150

boundary of said tract and for a new line of division now ustablished 1048 feet more or less in a southerly direction to inter-

sect the northernmost right-of-way line of the Baltimore Deltway

Right-of-Way Line in a westerly direction 1027 feet more or less to a point opposite and 128 feet radial from a station on the

baseline of said Beltway designated 423+38 shown on S.R.C. Rightof-Way Plat No. 17793, thence leaving said Beloway and still

binding on the outline of property owned by the Chizuk Amuno

as shown on S.R.C. Right-of-Way Plat No. 17794 and designated "Right-of-Way Line of Through Highway", thence Minding on said

feet more or less measured southerly from the southwesternmost intersection of the west side of said road with the south side of Philips Drive 50 feet wide, thence from said northernmost

along said northern boundary from the westernmost side of Stevenson

265 at a distance of 1145 feet more or less measured westerly

Description to accompany Petition for Reclassification of Zoning from R-20 to R-A of 30 Acre Tract - Chizuk Amuno Congregation

The Petitioners have withdrawn their Petition and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County this day of November, 1970, that the said Petition te and the same is hereby DISMISSED without prejudice.

#71-54R

W. LEE HARRISON

September 21, 1970



\$71-54R

Edward D. Hardesty, Eaq. Zoning Commissioner Courty Office Building Towson, Maryland 21204

Re: Petition No. 71-54-R Chizuk Amuno Congregation

Dear Mr. Hardesty:

Please dismiss the above Petition without prejudice. The hearing on this case was set for September 23, 1970 at 10:00 a.m.

J. Lee Henrica W. Lee Harrison orney for Chizuk Amuno Congregation

Mr. Lester Matz
11. William Adelson, Esq.
Fred E. Waldrop, Esq. Mr. Herbert Goldma

Congregation the six following courses:

less to the point of beginning.

(1) North 03° 08' East 450 feet, more or less; (2) North

15° 35' 30" West 539.22 feet! (3) North 15° 19' 30" West 432.40

feet; (4) North 71° 30' East 167.00 fact; (5) South 619 54' 30" East 913.49 feet and (6) South 86° 52' East 325 feet more or

Containing 30 acres of land, more or less.

RE: RECLASSIFICATION FROM R-20 o R-A ZONE Stevenson Road and Baltimore County Beltway--Baltimore County, Md. : PETITIONER: CHIZUK AMUNO BEFORE THE ZONING COMMISSIONER

BALTIMORE COUNTY

MEMORANDUM

Now comes Chizuk Amono Congregation, Legal Owner of the above captioned property, by W. Lee Harrison, its attorcey, and in accordance with Bill 72, Section 22, 22(b) states that the reclassification requested should be granted and for reasons says:

1. Numerous reclassifications have taken place in the immediate

a. Case No. 63-100-RX - W/S Park Heights Avenue, and N/S Baltimore County Beltway. Reclassification from R-20 and R-40 to R-A. Special Exception for elevator Apartments. Granted 2/2/66.

b. Case No. 63-78-RX - N/S Old Court Road. E of Stevenson hoad. Reclassification from R-40 and R-20 to R-A. Granted 3/29/66.

2. Construction of the Baltimore County Beltway through the property and its intersection with Park Heights Avenue.

Extensive changes to the water and sewer system.

4. And for such other and further reasons as may be shown at the

W. Lee Harrison 306 W. Jopan Road Tewson, Maryland 21204 823-1200 Attorney

m. Karyland 2120

- SEP - 2 70 / 11 -

Rece O 3

ZONING DEPARTMEN

6 1 2

September 2, 1970

Baltimore County Office of Planning and Zoning County Office Building III West Chesopeake Avenue Towson, Maryland 21204

Attn: Mr. dames E. Dyer, Zaning Supervisor

Re: Reclassification to RA Location: N/S Baltimore Beltway, 1145' W. of Stevanson Road Petitioner: Chizuk Anuno Congregation Committee Meeting of April 7, 1970 3 rd District

Please enter my appearance as co-counsel with M. William Adelson, Esq. to represent the Protestant in the above entitled matter.

Very truly yours.

Red & Walitry

02-11-71

000 OLIVER L MYERS Chairman

MENDERS

DEPARTMENT OF TRAFFIC ENGINEERING

NTATE ROADS COMMISS BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING

· INDUSTRIAL DEVELOPMENT

BUILDING DEPARTMEN BOARD OF EDUCATION ZONING ADMINISTRATIC

BUREAU OF ENGINEERING

W. Lee Harrison, Esq. 306 W. Joppe Road Towson, Haryland 21204

RE: Type of Hearing: Reclassification to RA Location: N/S Baltimore Beltway, 1145* W. of Stevenson Road Patitioners: Chizuk Anuno Congregation Committee Neeting of April 7, 1970 yed District Line 209

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 ans inspection,

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

The Baltimore deltway is a State road; therefore, all improvements, intersections, and entrances on this road will be subject to State Roads Commission requirements,

W. Lee Hari'son, Esq. 306 W. Joppa Road Towson, Haryland 21204 Item 206

April 28, 1970

Highways: (Continued)

Accus to the subject site is proposed to be afforded via private roads intrough the synapogue parting lot from Stevenson Lane. This method of access is subject to the approval and requirements of the Office of Flanning and Joning, Department of Traffic Engineering and Fire Bureau.

- 2 -

Storm Drains:

The Baltimore Beltway is a State road. Therefore drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

No provisions for accommosating storm water or drainage have been indicated on the subject plan; however, a storm drainage study and storm drainage facilities and/or easements will be required in connection with the proposed development of this property.

The potitioner must provide necessary drainage facilities (temporary or personent) to prevent creating any nuisances or dawages to agreement of the provided from the provided

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, demaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Public water supply is available to serve this property via a private water main system from the existing 16-inch public water main in Stevenson Road; however, sufficient information in regard to water demand including fire suppression requirements, is not indicated on the subject

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE COURT HOUSE

65.75 m

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY. MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION

REI Zoning Advisory Committee Meeting Tuesday April 7, 1970 Froperty Owner: Chizuk Anumo Cong-Location: N/S Baltimore Beltway 1145' Vest of Stevenson Road Present Zuning: R 20 Fropused Coning: Reclassification To RA District 3 Balto-/Beltway

Mr. Edward A. Hardesty Zoning Commissioner County Office Building Towson, Haryland, 21204

Attentions Mr. O. L. Hvers

Dear Mr. mardesty:

The subject plan indicates that there will be no adverse affects

STATE ROADS COMMISSION

to the State Highway.

Very truly yours,

. The C. Meyers

BY: John E. Meyers Asst. Development Engineer

BALTIN ORE COUNTY, MARY! \ND No. 73711 DATE July 27, 1970 OFFICE OF FINANCE Revenue Division COURT HOUSE

MAYL TO OFFICE OF FINANCE, REVENUE DIVISION

W. Lee Harrison, Eag. 306 W. Joppa Road Towson, Maryland 21204 Item 206

OFFICE OF

O COMMUNITE LIMES

RANDALLSTOWN, MD. 21133 August 3 - 1970

STROMBERG PUBLICATIONS, Inc.

By But Morgan

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty Zoning Commissioner of Baltimore County

where the proof of the transfer of the transfe

BALTIMO-E COUNTY OFFICE OF PLANNING AND ZONING

County Office Building

Your Petition has been received and accepted for filing this

Towson, Maryland

etitioner's Attorney W.Loo Harrison,

att haltary datagained acceptations [E. COMMUNITY TIMES, a weekly newspaper published some basing said to he was a second some second some

Water: (Continued)

plan. The petitioner's engineer should further investigate this matter by contacting the Chief of the Water Design Group of the Baltimore County Bureau of Engineerins.

Public sanitary sewerage can be made available to serve this property provided that a private sewage pumping station is constructed on this site in accordance with Department of Health regulations and requirements. The petitioner's engineer should consuit with the Chief of the Sanitary Sewer Design froup of the Baltimore County Bureau of Engineering to deturnine the most feasible system required to adequately receive the articipated sewage flows from the property private sewage pumping station. The sewage pumping station will not be privated to be constructed within any drainage and utility escenant or flood plain reservation.

DEPT. OF TRAFFIC ENGINEERING:

The subject petition is requesting a reclassification from R2D to RA for 3D acres. If this zoning were granted, it could be expected to increase the trip donsity of the nite from 600 trips to 300 trips per day This volume could create problems using the existing arives of the symapog as access. Addition | means of access -ould be desirable to Park Heights

PROJECT PLANNING DIVISION;

This plan does not provide adequate access to service this increase in density. There is no way, outside of offsite acquisition of property for this project to meet the basic standards as far as access and circulation is required.

BUILDING ENGINEER'S OFFICE:

Petitoner to comply with all applicable requirements of Baltimore County Building Code and Regulations when plans are submitted. Also, see Parking Spaces, Section 409.10 M.

FIRE PREVENTION:

No. 75415

DATE Nov. 23, 1970

66.75

Owner shall be required to comply to all applicable requirements of the

W. Lee Harrison, Esq. 306 W. Joppa Road Towson, Maryland 21204 Item 206

April 28, 1570

FIRE PREVENTION: (Continued)

the Fire Prevention Code and the 101 Life Safety Code, 1967 edition.

- 4 -

Hydrants for the site shall be in accordance with Baltimore County Standards.

1. Public water and sewers are proposed.

2. The jumping station must be equipped with an auxiliary pump and emergency generating power.

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

BOARD OF EDUCATION:

The Fort Garrison Elementary School services this area and with a capacity of 580 is currently (as of Jan. 30, 1970) at an enrollment of 611 (Inc. Kindergarten) pupils.

The area as currently zoned could ultimately yield 27 pupils while a rezoning to apartments could ultimately yield 67 students.

ZONING ADMINISTRATION DIVISION:

This position 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,

CERTIFICATE OF PUBLICATION TOWSON, MD. July, 30 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

day of August 1970 the first publication appearing on the _____3Qv5 day of _____July__

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3 Lyns

District 3rd	-011	1.	Date of Posting	8-4-70
Posted for:	11.00/0551.1	ICATION		
Petitioner:	Chizer b	MANNO COS	Blist - 150	5 of Philips L
Location of property:				
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Location of Signs:	30 25 Chip	The state of	it is all the	7
12 - 1200 1 W	of Stevenson No	4- (2) - 20	. W.o.f. MALO	df. LANS

