

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Chizuk 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, 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-20 zone to an R-A zone, for the following reasons:

1. Error in original zoning;
2. Genuine change in conditions.

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.

By: Herbert Goldman, President
CHIZUK AMUNO CONGREGATION

Contract purchaser _____ Legal Owner _____
Address _____ Address _____

W. Lee Harrison, Petitioner's Attorney
Protestant's Attorney

Address 306 W. Joppa Road, Towson, Md.
823-1200

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of July, 1970, 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 20th day of August, 1970, at 1:00 o'clock P.M.

Edward D. Hardesty
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner September 22, 1970

FROM: Mr. George E. Gavelly, Director of Planning

SUBJECT: Petition #71-54-R. Beginning 1145 feet West of Stevenson Road 150 feet south of Philips Drive.
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 has reviewed the subject petition for reclassification from R-20 to R-A. zoning and offers the following advisory comments:

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 existing road network. No improvements are scheduled in the Capital Improvement Program. It is possible that this property be developed in low density cottages with access provided by extension of Melody Lane, as was originally planned.



GEG:SC:mh

RE: PETITION FOR RECLASSIFICATION
Beginning 1145 feet West of Stevenson Road, 150 feet, more or less, south of Philips Drive 3rd District
Chizuk Amuno Congregation - Petitioner
No. 71-54-R (Item No. 206)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

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The Petitioners have withdrawn their Petition and it is, therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of November, 1970, that the said Petition be and the same is hereby DISMISSED without prejudice.

H. D. Hardesty
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

SEP 22 1970

BY W. Lee Harrison
Attorney for Petitioner

LAW OFFICES
W. LEE HARRISON
306 WEST JOPPA ROAD
TOWSON, MARYLAND 21204

September 21, 1970



Edward D. Hardesty, Esq.
Zoning Commissioner
County 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.

Very truly yours,

W. Lee Harrison
W. Lee Harrison
Attorney for Chizuk Amuno Congregation

WLH:b

CC: Mr. Lester Matz
Lt. William Adelson, Esq.
Fred E. Waldrop, Esq.
Mr. Herbert Goldman

Congregation the six following corners:

(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 feet; (5) South 61° 54' 30" East 913.49 feet and (6) South 86° 52' East 325 feet more or less to the point of beginning.

Containing 30 acres of land, more or less.

ROBERT A. WHITEFORD, P.E.
JAMES R. HARRIS, L.E.

WHITEFORD, FALK, AND HARRIS
Surveying Engineers - Land Surveyors
Land Planners
JEFFERSON BUILDING
TOWSON, MARYLAND 21204

SEP 22 1970

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

Beginning for the same at a point on the northernmost boundary of the property of Chizuk Amuno Congregation recorded among the Land Records of Baltimore County in Liber 2303, folio 265 at a distance of 1145 feet more or less measured westerly along said northern boundary from the westernmost side of Stevenson Road 70 feet wide which point on Stevenson Road is distant 150 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 boundary of said tract and for a new line of division now established 1048 feet more or less in a southerly direction to intersect the northernmost right-of-way line of the Baltimore Beltway as shown on S.R.C. Right-of-Way Plat No. 17794 and designated "Right-of-Way Line of Through Highway", thence extending on said 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+28 shown on S.R.C. Right-of-Way Plat No. 17793, thence leaving said Beltway and still binding on the outline of property owned by the Chizuk Amuno

RE: RECLASSIFICATION FROM
R-20 to R-A ZONE
Stevenson Road and Baltimore County
Beltway - Baltimore County, Md.
PETITIONER: CHIZUK AMUNO
CONGREGATION
BALTIMORE COUNTY

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

MEMORANDUM

Now comes Chizuk Amuno Congregation, Legal Owner of the above captioned property, by W. Lee Harrison, its attorney, 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 neighborhood:
 - a. Case No. 63-100-RX - W/d Park Heights Avenue, and N/S Baltimore County Beltway, Reclassification from R-20 and P-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 Road, 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.
3. Extensive changes to the water and sewer system.
4. And for such other and further reasons as may be shown at the hearing hereon.

W. Lee Harrison
W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
823-1200
Attorney for Petitioner

Fred E. Waldrop
Attorney at Law

LEGISLATIVE BUILDING
Towson, Maryland 21204
AREA CODE 301 825-5688

September 2, 1970

Baltimore County Office of Planning and Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Mr. James E. Dyer,
Zoning Supervisor

Re: Reclassification to R-A
Location: N/S Baltimore Beltway, 1145' W.
of Stevenson Road
Petitioner: Chizuk Amuno Congregation
Committee Meeting of April 7, 1970
3rd District
Item 206

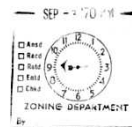
Dear Mr. Dyer:

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

Very truly yours,

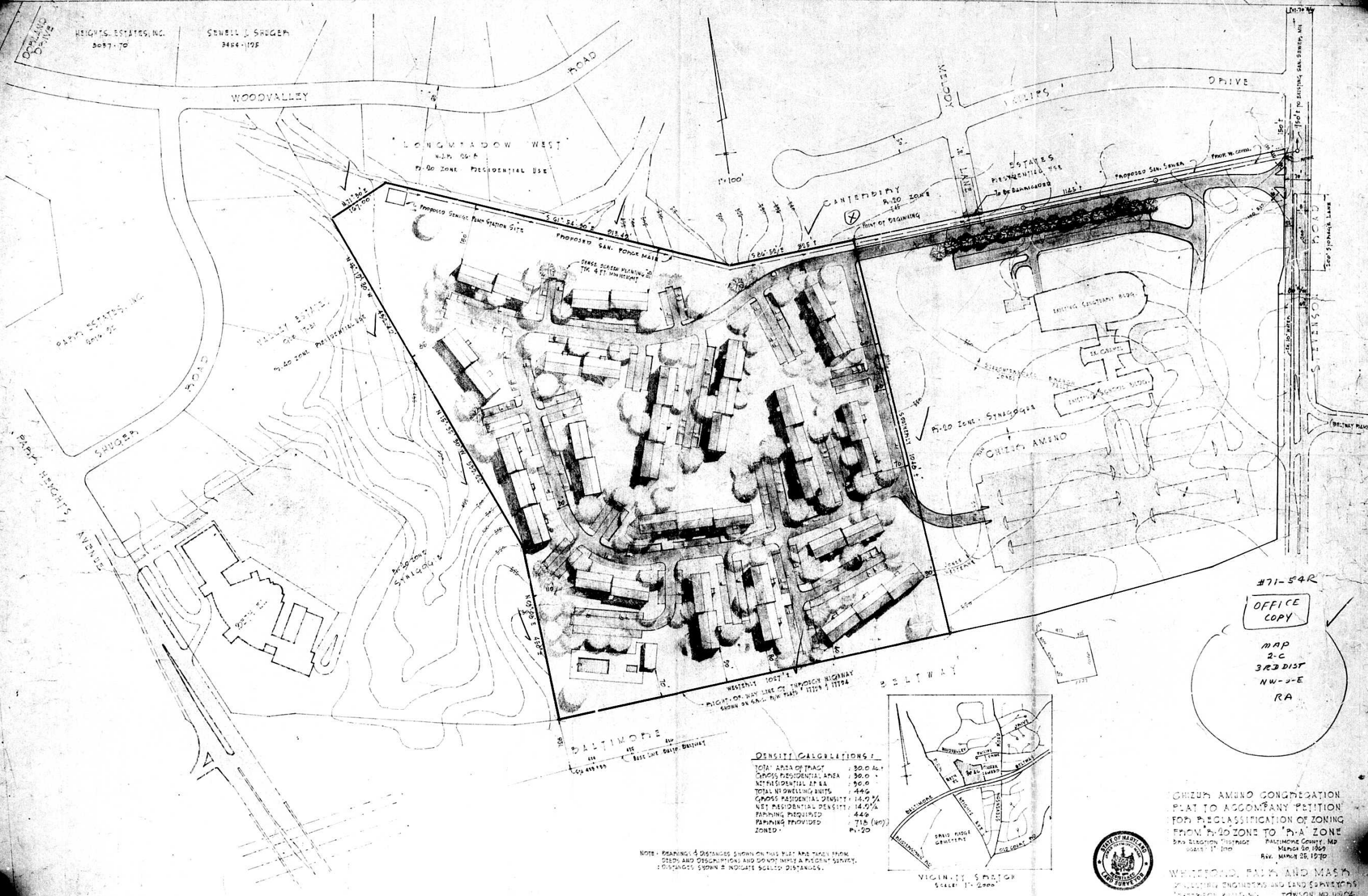
Fred E. Waldrop
Fred E. Waldrop

FEW:cm



02-11-71

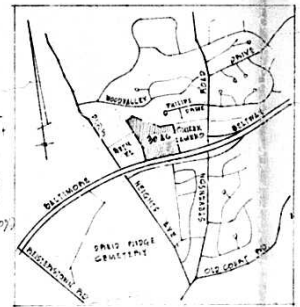
02-11-7



DENSITY CALCULATIONS:

TOTAL AREA OF TRACT	30.0 AC.
GROSS RESIDENTIAL AREA	30.0
NET RESIDENTIAL AREA	26.0
TOTAL DWELLING UNITS	446
GROSS RESIDENTIAL DENSITY	14.9 %
NET RESIDENTIAL DENSITY	14.9 %
PARKING REQUIRED	446
PARKING PROVIDED	716 (40%)
ZONED	P-20

NOTE: BEARINGS & DISTANCES SHOWN ON THIS PLAN ARE TAKEN FROM DEEDS AND DESCRIPTIONS AND SURVEY MAPS & RECORD SURVEY. DISTANCES SHOWN IN INDICATE SCALED DISTANCES.



#71-54R
OFFICE COPY
MAP
2-C
3RD DIST
NW-2-E
RA

CHURCH AMONG CONGREGATION
PLAN TO ACCOMPANY PETITION
FOR RECLASSIFICATION OF ZONING
FROM P-20 ZONE TO 'P-A' ZONE
DRAID RIDGE DISTRICT BALTIMORE COUNTY, MD
JANUARY 17, 1969
REV. MARCH 25, 1970



WHEATLAND, FAIRY AND MASH
PLANNING ENGINEERS AND LAND SURVEYORS
10000 BELTWAY
TOWSON, MD 21204