

61# * 71-106X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Temple Emanuel of Baltimore

I, or we, the legal owner(s) 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 _____ zone to an _____ zone; for the following reasons:

See attached description

(2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ Nursery School.

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: _____
Dr. Bernard R. Shockett, President

Contract purchaser _____ Legal Owner _____

Address _____ Address 1309 Milford Mill Rd.

Baltimore, Maryland 21207 922 - 3562

Petitioner's Attorney _____ Protestant's Attorney _____

Address _____

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

of _____, 1967, that the subject matter of this petition be advertised, as

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

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____ day of September, 1967, at _____ o'clock

by _____

Zoning Commissioner of Baltimore County

(over)

MCA

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

DESCRIPTION

6.59 ACRE PARCEL, PROPERTY OF TEMPLE EMANUEL OF BALTIMORE
SOUTHEAST SIDE OF MILFORD MILL ROAD, SOUTHWEST OF ROLLING ROAD
SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for Special Exception

Beginning for the same at a point on the southeast side of Milford Mill Road, sixty feet wide, at the distance of 598.08 feet, as measured southwesterly along said southeast side of Milford Mill Road from its intersection with the southwest side of Rolling Road, seventy feet wide, as shown on the plat of "Milford Acres Addition" recorded among the Land Records of Baltimore County in Plat Book G.L.B. 20, page 163, said beginning point being in the sixth line of the land conveyed to Temple Emanuel of Baltimore by deed recorded among said Land Records in Liber G.L.B. 3078, page 342, running thence binding on said southeast side of Milford Mill Road two courses: (1) N 88° 08' 00" W 156.79 feet, (2) southwesterly, by a curve to the left with the radius of 370.00 feet, the distance of 377.25 feet, more or less, to a point in the first line of said land, thence binding on the outlines thereof six courses: (3) S 56° 03' 35" E 982.93 feet, more or less, (4) N 71° 42' 00" E 263.45 feet, (5) N 68° 18' 00" W 192.80 feet, (6) N 05° 34' 40" W 199.65 feet, (7) N 68° 18' 00" W 138.07 feet, and (8) N 37° 03' 43" W 180.13 feet, more or less, to the place of beginning.

Containing 6.59 acres of land, more or less.

Water Supply, Sewerage, Drainage, Highways, Structures, Developments, Planning

HGW:mp1 J.O. #58074-J July 2, 1967

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George E. Gowell, Director of Planning

SUBJECT: Petition #71-106-X, Southeast side of Milford Mill Road 598.08 feet southwest of Rolling Road
Petition for Special Exception for Nursery School.
Temple Emanuel of Baltimore - Petitioners

2nd District
HEARING: Tuesday, September 22, 1970 (11:00 a.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for a special exception for a nursery school.

The Planning Staff voices no objection to the concept of utilizing the facilities within the Temple for day nursery purposes.

GEG:mh

TELEPHONE 494-8413 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Former Division COUNTY HOUSE TOWSON, MARYLAND 21204		INVOICE No. 73800 DATE Aug. 26, 1970
TO: Mr. George E. Gowell, Inc. 1020 Cromwell Bridge Rd. Towson, Md. 21204		Zoning Dept. of Baltimore County
REFERENCE TO ACCOUNT NO. 64-422		TOTAL AMOUNT \$50.00
QUANTITY 1		RETURN THIS PORTION WITH YOUR REMITTANCE
DETAIL ALONG INFORMATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST
Petition for Special Exception for Temple Emanuel of Baltimore #71-106-X		\$50.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204		

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 26, 1970

COUNTY OFFICE BUILDING

DEPARTMENT OF PUBLIC WORKS

OLIVER L. MYERS

Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Dr. Bernard R. Shockett
President
Temple Emanuel of Baltimore
1309 Milford Mill Road
Baltimore, Maryland 21207

RE: Type of Use: Re-classification
Location: East and south end of Milford Mill, 500' west of Rolling Road
Petitioner: Temple Emanuel of Baltimore
Committee Meeting of July 28, 1970
2nd District
Item 15

Dear Dr. Shockett:

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 property is presently zoned with a synchro with the property to the east. Improvements with conditions. The property to the west, and the north are unimproved tracts of land heavily wooded. Milford Mill Road ends at the northeastern corner property line. It is partially improved with concrete curb and gutter.

STAFF OF ENGINEERING

Highways

The developer of this site (the petitioner) will be responsible for the improvements to Milford Mill Road through this property at such time as the extension of the road is considered necessary by Baltimore County. At that time, the developer will be assessed for the improvements such as paving, curb and gutter, signals, storm drains and utilities. The need for extension of Milford Mill Road would depend upon the development of the property to the southwest. In agreement to this effort, between Baltimore County and Temple Emanuel of Baltimore and available information from the issuance of Building Permit #31-57 for the construction of the Synchro Center, and is recorded among the Land Records of Baltimore County in Liber G.L.B. 3078, page 342, (Reference to #58074, Lib. 58-200).

Milford Mill Road is proposed to be extended/constructed as a 66 foot closed section within the existing 66 foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Temple Emanuel of Baltimore
Item 15

Soil and Control

Development of this property through striping, grading and stabilization could result in a student pollution problem, drainage, private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Grading studies and soil control drainage will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Storm Drainage

Provisions for accommodating storm water or drainage have not been indicated on the submitted plans.

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Deviation of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Utilities

Public water facilities are available to serve this property.

Sanitary Sewers

Although public sanitary sewerage is presently serving this property, there is the question as to the adequacy of the existing public sanitary sewerage and the petitioner's private sewage pumping facilities and some rain to accommodate the sewage flow from the Synchro Center.

The requirements in connection with the proposed development of this Synchro Center remain essentially the same as in 1957. Therefore, the comments of the September 18, 1957 meeting, especially Paragraph 2 thereof, and as amended by letter October 30, 1957 to Mr. Harry S. Shalkin are applicable to this petition for a Special Exception and are attached hereto.

STAFF OF ENGINEERING

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted; also see Institutional Requirements - "Section 603".

STAFF OF ENGINEERING

The subject special exception should create no more traffic problems than the normal services of the Temple.

STAFF OF ENGINEERING

The building must meet all Fire Department requirements for Day Nurseries.

Temple Emanuel of Baltimore
Item 15

STAFF OF ENGINEERING

Would not increase student population.

STAFF OF ENGINEERING

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
Chairman

Enclosure

BALTIMORE COUNTY
Department of Public Works
Division of Land Development

Re: COMMERCIAL BUILDING APPLICATION #31-57
Temple Emanuel of Baltimore (Synchro Center)
1/3 Private Road at south end of Milford Mill Road
District 2

A meeting was held September 18, 1957 to discuss the plans for the development of a Synchro Center on 9 acres of land south of the subdivision of Milford Acres Addition on the proposed extension of Milford Mill Road. Rabbi Samuel Shalkin and Messrs. W. L. Walberg, S. B. Denslow, Henry J. Mappert, W. A. Wheeler, W. M. Drell, and H. B. Shalkin represented the developer and engineers. Plans were reviewed by Messrs. Offutt, Jerome Wolff, Garvello, Watts, Sowers and Lewis of Baltimore County.

The following comments were made:

- 1) Extension of Milford Mill Road will have to be planned by the developer and tied into the present plan. Milford Mill Road shall be a 36' street on a 60' right of way on an alignment similar to that proposed on the plat for Milford Acres Addition, Section 2, dated 1-28-55. Developer of this site would be responsible for the improvements to Milford Mill Road through this property but not until such time as the extension of the road is considered necessary by Baltimore County. At that time the developer would accept assessment for the improvements, such as paving, curb and gutter, sidewalk, storm drain, and utilities. The need for the extension of Milford Mill Road would depend upon the development of the property to the southwest. The developer would be required at present to deed to Baltimore County without cost the required right of way for Milford Mill Road extension. The developer shall prepare and submit to the County an agreement binding the developer to the improvements for Milford Mill Road extension as indicated above.
- 2) A study must be prepared by the developer's engineer to determine if the sanitary sewer existing in the present development of Milford Acres has capacity enough for the presently proposed development of this site. Sewerage for this improvement may have to be connected to the proposed Marymount Pumping Station if the existing sewer has insufficient capacity. The study shall include the ultimate development of the property as well as the presently proposed development.
- 3) There is a Sewer Area Connection Charge for this area of \$250 per equivalent housing unit. The number and type of plumbing fixtures must be submitted to the Baltimore County Division of Land Development.
- 4) Developer shall design and pay for the construction of a water main extension from the end of existing main to this property in order that water service can be made available. Construction of water main must be in the street right of way; therefore, the right of way for Milford Mill Road from the present terminus to the referenced property line must be deeded to Baltimore County. Acquisition of this right of way would also provide temporary access for this site from the present Milford Mill Road.
- 5) There is a Water Area Connection Charge of \$250 per equivalent housing unit. These figures will be determined upon submission of the number of fixtures requested above.
- 6) Plans must be submitted to the County showing the existing and finished grades, proposed drainage of property, location of present and future parking, all as requested on the Check Sheet for site plans.

Complete comments shall be made by Baltimore County upon receipt of the revised plan and the study indicated above.

11-30-70

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met...

Special Exception for a Nursery School should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of September, 1970, that the above described property be and the same is hereby DENIED.

Special Exception for a Nursery School should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of September, 1970, that the above described property be and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of September, 1970, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a Zone; and/or the Special Exception for...

Zoning Commissioner of Baltimore County

MICROFILMED

Baltimore County Department of Public Works
COUNTY OFFICE BUILDING
TOWSON 4, MARYLAND
October 30, 1957

Mr. Harry P. Skalkin
Campbell Building
Towson 1, Maryland

Re: COMMERCIAL BUILDING APPLICATION #331-57
Temple Emanuel of Baltimore
5/5 Private Road at South End of Milford
Mill Road, District 2

Dear Mr. Skalkin:

This office wishes to advise the contents made at the meeting of September 15, 1957 with the following comments from Mr. David H. Fisher, Chief of the Bureau of Engineering, Department of Public Works of Baltimore County:

Reference is made to the request by the Building Committee of the above Synagogue for water and sewer services. It has been determined that there is insufficient capacity in the Milford Area subdivision sanitary sewer to accommodate the expected sewer flow from the Synagogue. However, in order to assist this organization in implementing the first phase of construction of their building, decision has been reached by this Bureau to allow the following number of units to be installed in the initial stage of construction: three (3) toilets, three (3) lavatories, one (1) service sink.

No other facilities will be permitted until sewers from the proposed Merrymount Pumping Station are extended to this area. The sewer area connection charge of \$250 per equivalent housing unit will be applicable for all plumbing units installed.

In addition, the water area connection charge of \$250 per equivalent housing unit will be applicable for the provision of service.

It is requested that the Synagogue officials agree that no additional facilities will be added over the number permitted by this letter until such time as additional sewerage facilities are available through the Merrymount Pumping Station.

All other comments as contained in the Minutes of a meeting held on September 15, 1957 are applicable. It will be the responsibility of the Synagogue to provide all necessary pumping facilities and force main to provide an outfall into the existing Milford Mill Road sewer. It is suggested that a small ejector having the approved minimum pumping rate be provided, inasmuch as it is essential that minimum surge be imposed on the existing overloaded Milford Mill Road sewer.

COPY

Mr. Harry P. Skalkin
Re: Temple Emanuel of Baltimore

-2-

October 31, 1957

The items included in these comments shall replace Item #2 of the Minutes of the September 15, 1957 meeting previously submitted to you.

Very truly yours,

GEORGE R. LANGE
Chief - Permit Section
Division of Land Development

CC: 15

Mr. W. L. Weinberg, 3101 Donna Road, Baltimore 7, Md.
Rabbi Samuel Glasner, 5910 Gross Country Blvd., Balto. 15, Md.
Mr. S. D. Broedel, 1500 Bonner Road, Baltimore 15, Md.
Mr. Henry J. Kasper, 2036 Rittershouse Square, Philadelphia 3, Penna.
Mr. A. A. Wheeler, 34 West 25th Street, Baltimore 15, Md.
Mr. W. W. Swell, Swell, Nelson & Bohardt, 1600 N. Charles Street, Balto. 1, Md.
Mr. Jerome Wolff
Mr. George Garvello
Mr. Bruce Vario
Mr. John Somers
Mr. David H. Fisher

TELEPHONE
494-2113

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73876

DATE Sept. 22, 1970

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

Being Dept. of Baltimore County

TO:
Albert H. Strate
1900 Mercantile Bank & Trust Building
Baltimore, Md. 21201

DEBIT TO ACCOUNT NO. 01-622

QUANTITY 1.00
Advertising and posting of property for Temple Emanuel of Baltimore
\$71.00-00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE TOWSON, MARYLAND 21204

LEGAL

PETITION FOR SPECIAL EXCEPTION

2nd DISTRICT

2000 MILFORD MILL ROAD, DISTRICT 2

LOCATION: Corner of Milford Mill Road and 2000 Milford Mill Road, Baltimore County, Maryland.

DATE: September 22, 1970.

TIME: 11:00 A.M.

PLACE: County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

REASON: To amend the Zoning Ordinance of Baltimore County, Maryland, to allow the use of the property for a commercial building.

TO: The Zoning Commission of Baltimore County, Maryland.

FROM: Temple Emanuel of Baltimore, Inc.

BY: Dr. Bernard R. Shook, President.

WITNESSES: Dr. Bernard R. Shook, President; Temple Emanuel of Baltimore, Inc.

NOTED: This petition was read and considered by the Zoning Commission of Baltimore County, Maryland, on September 22, 1970.

DECISION: The Zoning Commission of Baltimore County, Maryland, has granted the special exception for the use of the property for a commercial building.

REMARKS: The Zoning Commission of Baltimore County, Maryland, has granted the special exception for the use of the property for a commercial building.

SIGNED: Dr. Bernard R. Shook, President.

WITNESSED: Temple Emanuel of Baltimore, Inc.

DATE: September 22, 1970.

PLACE: County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

REASON: To amend the Zoning Ordinance of Baltimore County, Maryland, to allow the use of the property for a commercial building.

TO: The Zoning Commission of Baltimore County, Maryland.

FROM: Temple Emanuel of Baltimore, Inc.

BY: Dr. Bernard R. Shook, President.

WITNESSES: Dr. Bernard R. Shook, President; Temple Emanuel of Baltimore, Inc.

NOTED: This petition was read and considered by the Zoning Commission of Baltimore County, Maryland, on September 22, 1970.

DECISION: The Zoning Commission of Baltimore County, Maryland, has granted the special exception for the use of the property for a commercial building.

REMARKS: The Zoning Commission of Baltimore County, Maryland, has granted the special exception for the use of the property for a commercial building.

SIGNED: Dr. Bernard R. Shook, President.

WITNESSED: Temple Emanuel of Baltimore, Inc.

CERTIFICATE OF PUBLICATION

Pikesville, Md. Sept. 3, 1970

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 22nd day of Sept., 1970, the first publication appearing on the 3rd day of Sept., 1970.

THE NORTHWEST STAR

Cost of Advertisement, \$ 11.34

Dr. Bernard R. Shook, President
Temple Emanuel of Baltimore
3300 MILFORD MILL ROAD, DISTRICT 2
Baltimore, Maryland 22207

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

25th day of August, 1970.

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner Temple Emanuel of Baltimore

Petitioner's Attorney

Reviewed by

Chairman of the
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 3, 1970.

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 one time before the 22nd day of September, 1970, the first publication appearing on the 3rd day of September, 1970.

THE JEFFERSONIAN,
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting SEPT. 5, 1970

Posted for SPECIAL EXCEPTION FOR AMUSEMENT, S.E. Heck

Petitioner: TEMPLE EMANUEL OF BALTIMORE

Location of property: 3300 MILFORD MILL RD. BALTO. 22207

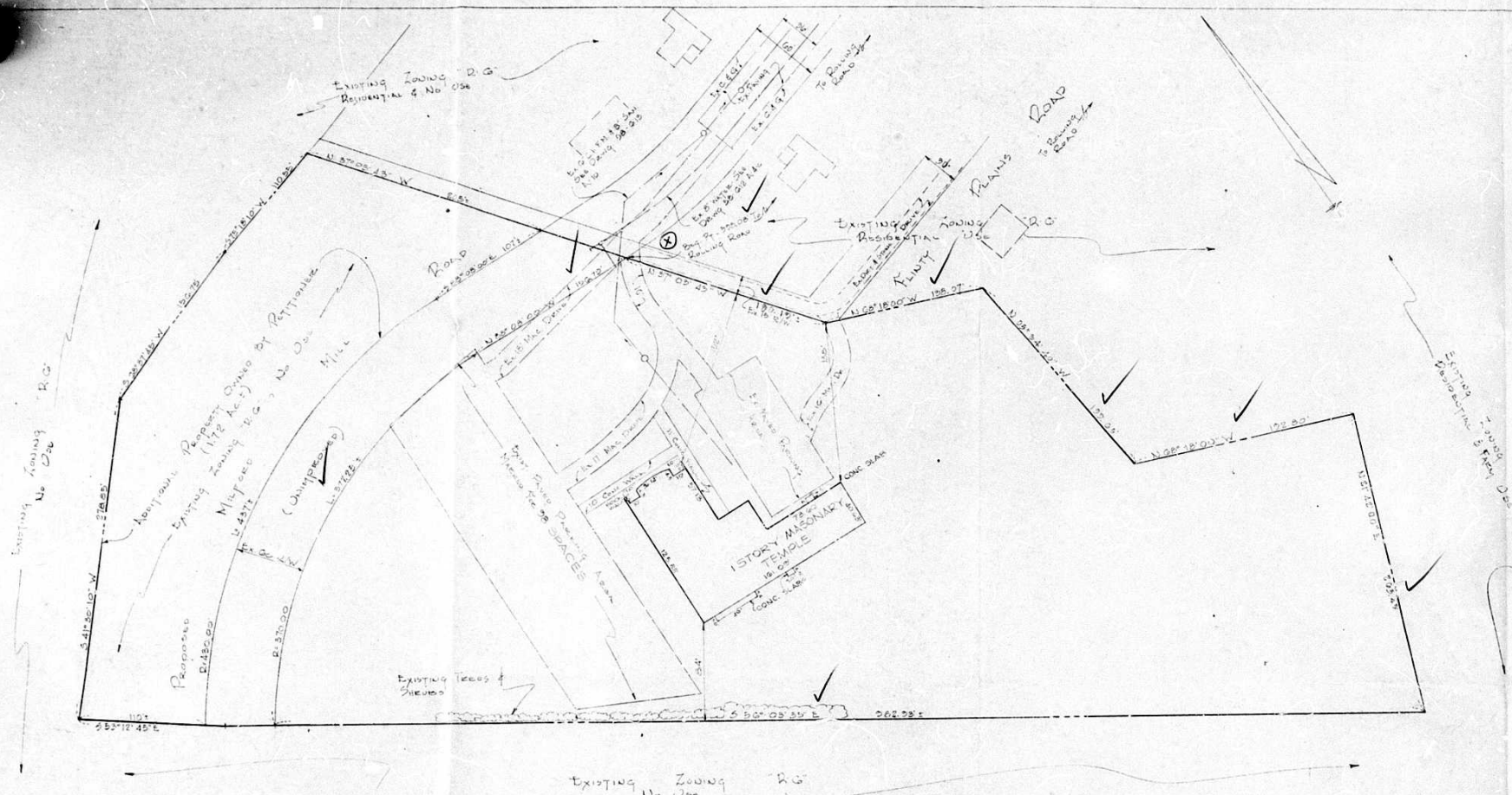
Location of Sign: 3300 MILFORD MILL RD.

Remarks:

Posted by: Charles M. Mearns

Signature

Date of return SEPT. 11, 1970

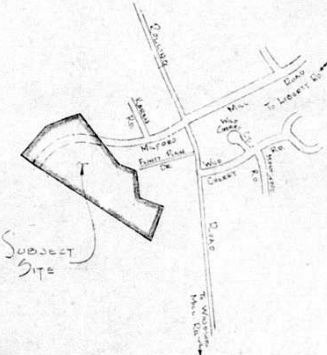


OFFICE COPY

71-106X
 ✓
 MAP
 2-B
 WESTERN
 AREA
 NW-5-H
 "X"

GENERAL NOTES

1. Total Area of Property Equals 3.21 Acres ±
2. Existing Zoning of Property "R.G."
3. Existing Use of Property "Synagogue" & "School" & "No Use"
4. Area of Tract "Requesting" Special Exception Equals 0.55 Acre
5. Proposed Zoning "R.G." with Special Exception
6. Proposed Use "Synagogue, School & Day Nursery"
7. Milford Mill Road is Presently Unimproved Although B&O Co. Has Title to R/W.
8. Existing Entrance from End of Existing Drive to Remain until Such Time As Milford Mill Road is Improved.



LOCATION PLAN
 SCALE: 1"=500'

MATZ, CHILDS & ASSOCIATES
 1010 BROADWAY
 NEW YORK, N.Y. 10004
 PREPARED FOR: [illegible]
 DATE: [illegible]

PLAN TO ACCOMPANY DESCRIPTION
 FOR
 SPECIAL EXCEPTION TO PROPERTY
 KNOWN AS
 TEMPLE EMANUEL SYNAGOGUE
 MILFORD MILL ROAD
 DISTRICT 2
 SCALE 1"=50' JULY 6, 1970

