## PETITION FOR ZONING RE-CLASS FICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we\_QIIR\_KNESSETH ISRAEL ANSHE SPHARD 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.....

.....tone, for the following reasons

See attached description

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and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, some as a community hullding or other land devote to civic, social or recreation ; seds.

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 of Baltimore County adopted pursuant to the Zoning Law for Baltimore

County LODGE	OHR
K-of P.No. 152, INC.	SPHA
X Se wel S. Cherger	BY
Samuel Clayman Address & /o Wartzman, Bombro, Rudd &	Da:
Omansky	100000
25 South Colyert Street Saltimore, Maryland 21282  Petitioner's Attorney Joseph H. Omansky	
Address	

KNESSETH ISRAEL - ANSHE RO CONGREGATION Doniel Alman Viese dent intel Roseman, President

ORDERED By The Zoning Commissioner of Baltimore County, this....7th ..., 197 2., that the subject matter of this petition be advertised, as requires 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 imore County in Room 106, County Office Building in Towson, Baltimore 17th day of October 197 -, at 9:30 o'clock

9.30A 10/17/72

I am hopeful that this letter will clarify the problems with this patition and the revised plats will be submitted in the near future.

MAN A. DILLON. JR.. Chairman Zoning Advisory Committee

S. Eric Dilienne, Zoning Commissioner James E. Dyer, Deputy Zoning Commissioner

BEGINNING for the same at a point on the north side of Winands Road being the end of the first line of the land described in a Deed 'rom Dora I. Pfeiffer to Ohr Knessetn Israel - Anshe Sphard Congregation dated September 12, 1967 and recorded among the Land Records of Baltimore County in Liber 4803 folio 430 and being also at a point 2080 feet more or less west of the intersection of said Winands Road and Mt. Wilson Lane and running thence and binding on the north side of Winands Road and on a part of the first line of said Deed north 65 degrees 36 minutes 40 seconds west 282.0 feet and thence running north 30 degrees 42 minutes east 508.13 feet to intersect a point of the third line of the land described in the Deed first above mentioned thence running and binding on part of the last mentioned third line south 78 degrees 28 minutes east 232.72 feet to a pipe set at the end of the second line described in the aforementioned Deed 24 degrees 30 minutes west 556.79 feat to the place of beginning. Containing 2.75 acres more or less and being a part of the land conveyed in the

Edward Boyce

amber 15, 1972

RE: Special Exception for Community Suilding Item 197 OHR Knesseth Israel-Anche Spherd

We are in receipt of your letter of September 11, 1972 and revised plans.

This petition is accepted for filing on the date of the endoud filing certificate. Notice of the hearing date and time, which will be held not less then 30, nor enses then 90 days after the date on the filing certificate, will be former/ed to you in the near Poture.

Very cruly yours,

JOHN J. DILLON, JR., Chairman Zoning Advisory Committee

JJ0:J0

WARTZMAN, ROMBRO, RUDD & OMANSKY, P. A.

September II 1972

Mr. John J. Dillon, Jr Chairman, Zoning Advisory Committee County Office Building Towson, Maryland 21204

RE: Item 197 - Special Exception for OHR Knesseth Israel-Anshe Sphard Congregation

Pursuant to the copy of joir letter dated September 5, 1972, addressed to Mr. Louis Isaacs, please be advised that Jacob Sandy Lodge, the contract purchaser of the property involved in the above Special Exception desires to use the property as a meeting hall for their lodge which is a local lodge of the Knights of Pythias of the

Be further advised, that in addition to the aforegoing, the said lodge tends to use the building for the social functions of their lodge and to rent the building for meetings of other fraternal and social organizations and for use of their social functions.

If there is any further information that you need, please do not hesitate to communicate with me.

Very truly yours,

WARTZMAN, ROMBRO, RUDD & OMANSKY

Jugar --Joseph H. Omansky

THO/sez

Mr. Louis Isaacs c/o Dick Belman, Inc., 4319 Milford Mill Road Pikesville, Maryland 21208

Item 197 Special Exception for DHR Knessett Israel-Anche Sphard Congregation

Dear Mr. Isaacs:

Pursuant to our telephone conversation on August 31, 1972 inet with Mr. Robert Horris, professional land surveyor. I discussed with Mr. Blorist he deficiencies — the site plans that were subditted by Mr. Gammaky and Mr. Norris — 1 size over Mr. Bloris and discussed with Accomments detect June 26, 1972. Mr. Norris and discussed of Septembero.

In essence, the frems that I am requesting are as follows:

- 1.) All property owned by petitioner.
- 2.) All structures within 200 feet of this property.
- 3.) Indicate the current use of the existing building.
- 4.) Indicate the size and location of the existing driveway and parking lot, as well at 'ny proposed change, if any.
- 5.) Indicate those items referred to by the Sureau of Engineering, i.e. highway widening.
- 6.) Indicate those items referred to by the Department of Health.

Mr. Isaacs, we are also waiting for a letter from Mr. Omansky which outlines in detail the proposed uses for which the building will be utilized should the Special Exception be grented.

TELEPHONE 752-0545

LOUIS H. DAVIDSON ATTORNEY AT LAW BALTIMORE MARYLAND 21202



Director of Loning Commistion 111 W.Chenspeake Avenue Towson, Maryland 21204

Re; Rezoning of 501 Winands Rd. Balto.County

Contract owner & Seller : Ohr Knesseth Israel-Anshe Sphard Congregation .

Contract Furchaser : Jacob Sandy Lodge

Gentlement

The Above captioned congregation have executed a contract of sale to sell the above caption d property to the Jacob Eandy Lodge , contingent upon the Lodge obtaining a rezoning of the said property for the Lodge's use.

It is the understanding that apetition has been filed with your office to rezone the said property .

Will you a good enough to advise this office promptly, on behalf of the congregation, as to the specificate and place just when the Hearing on the recoming petition with TARE PLACE, in order that we may advise the soller ( congregation ) to be present at the said hearing.

Kindly scknowledge receipt of this ter.

Free H. Mousking

LHD/tr.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenno, Zoning Commissioner Date October 16, 1972

FROM Norman E. Gerber, Office of Planning

SURJECT. Petition #73-64-X. North side of Winands Road 2080 feet West of Mt. Wilson Lone.
Petition for Special Exception for a Community Building or other land devoted to
civic, social or recreational needs.
Ohr Knesseth Israel-Anaha Sphard Congregation - Petitioner

2nd District

HEARING: Tuesday, October 17, 1972 (9:30 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer:

If the subject petition meets the proofs of Sec. 502.1 any further de relapment of the property including parking lots must be conditioned to conformance to a site plan approved by appropriate County and State agencies.

NEG co



4/97 Pursuant to the advertisement, posting of preperty, and public hearing on the above Betition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations. Community Building or other land de-special Exception for a NOEAG to GIVIG, AGGIGLOR REGREAT...should be granted tional needs that Community Building or other
that Community Building or other
more pairs a Special Exception for a land depotent 10. Cityles, should be and the same is
social or recreations pieces
granted from and after the date of this order, subject to the Supprovation a site plan
by the Bureau of Public Services
and the Office of Planning and
Zonih;

Soning Commissioner of Builmore County Pursuant to the advertisement, posting of property and public hearing on the above retition and it appearing that by reason of..... the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, th. .... 197 ... 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 and ...zone; and/or the Special Exception for ... ... be and the same is hereby DENIED Zoning Commissioner of Baltimore Counts

CATONSVILLE I IM IES

CATONSVILLE, MD. 21228 Oct. 2,

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County

was inserted in THE CATONSVILLE TIMES, a wrekly newspaper published in Baltimore County, Maryland, once a week for One

the same was inserted in the issue of Sept. 28, 1972.

STROMBERG PUBLICATIONS, Inc.

By Buth mongay

CLARENCE D. LONG

Congress of the United States Bouse of Representatibes Mashington, 30.€. 20515

November 21, 1972

Commissioner S. Eric DiNenna Office of Zoning County Office Building Towson, Maryland 2120

Hr. Abram Michaelson, a member of the Rogers Avenue Synagogue, has been in touch with me concerning the October The Michaelson of the Michaelson of the Michaelson of the Color than oming classisfication at 561 Minamid Road be changed from religious to fraternal. The Rogers Avenue Synagogue is hoping to sell this property to Jacob Sandy Lodge.

I would greatly appreciate it if this request might be given every consideration.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINAL REVENUE DIVISION MISCELLANEOUS C 1 4 RECEIPT

DATE Espt. 25, 1972 ACCOUNT 01-662

PINE - AGENCY YELLOW - CUSTOMER Mosars, Vartumen, Ros 25 S. Calvert St. Beltimore, Md. 21202

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DAYE Oot, 17, 1972 ACCOUN#1-662

AMOUNT\_ \$55.25

Me. 5093

PINK - AGENCY Messra, Wartman, Rombro, Rudd & Omensky
25 South Calvert St.
Balthnore, Md. 21202
Advertising and posting of property for
Car Emesseth Length

Chr Knesseth Israel-Anah Spard Congr. - #73-85-X

INTY OFFICE OF PLANNING AND ZONING

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

Your Patition has been received and accepted for filing

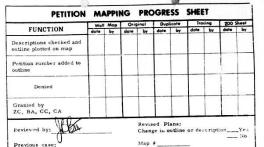
Item 137

73-84-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

1516N

District. A Ad Posted for SPECIAL EXCEPTION Petitioner CHR. AMASSETH ISRAEL AUSHI STHARD CONGRA Location of property A/s cf. W. A. A. C.S. Rd. 3. C.S. C.T. W. C.F. H.T. W. Mes. Location of Signs N/3 of WILLAULS Rd. SHIT. ACRESS FROM ROUSE Pd. Posted by Santure Date of return. C.S.T. 9. 1878.



CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was blished in THE JEFFERSONIAN, a weekly newspaper printed

I frank Structur

Cost of Advertisement, \$.

appearing on the 28th day of September

