

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ARAVAS SHOLOM AGUDAS ACHIM SPIRARD RANDALLSTOWN SYNAGOGUE CENTER, INC.
1, or we, of the County of Baltimore, legal owner of the property situated 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an _____ D.R. 5.5 _____ zone, to an _____ zone, DR-16 per attached plat for the following reasons:

Petitioner is the owner of an approximately 6 1/2 acre immediately adjacent to Synagogue's religious facilities located between Liberty Road and Church Lane, off of Brenbrook Lane. Because of error, the zoning map enacted by the County Council listed only a portion of Petitioner and Synagogue's property as DR-16, whereas all of Petitioner's property should have been designated DR-16. Petitioner desires to construct apartments for the elderly and an adjacent community building and office buildings as part of such project. To correct the error, Petitioner seeks reclassification to DR-16 as indicated on the plat filed herewith. 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 reclassification 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.

ARAVAS SHOLOM AGUDAS ACHIM SPIRARD RANDALLSTOWN SYNAGOGUE CENTER, INC.

MARYLAND STATE POST NO. 167, JEWISH WAR VETERANS OF THE UNITED STATES OF AMERICA, INC.

Contract purchaser

Address

Legal Owners

8709 Church Lane, Randallstown, MD 21122

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1973, 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 _____ day of _____, 1973, at 1:00 o'clock

_____ Zoning Commissioner of Baltimore County.

(over)

PETITION FOR RECLASSIFICATION FROM D.R. 5.5 TO D.R. 16, and SPECIAL EXCEPTION FOR OFFICE AND OFFICE BUILDINGS NE/S LIBERTY ROAD 130' S. OF BLAIR AVENUE 2ND DISTRICT ARAVAS SHOLOM AGUDAS ACHIM SPIRARD RANDALLSTOWN SYNAGOGUE CENTER, INC., et al, PETITIONERS STATE POST NO. 167, JEWISH WAR VETERANS OF THE UNITED STATES OF AMERICA, INC.

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY MISC. CASE: 5827 DOCKET: 10 FOLIO: 165

OPINION AND ORDER

This matter involves an appeal from the County Board of Appeals of Baltimore County, which by its Order dated December 9, 1975, granted to the Petitioners, The Randallstown Synagogue Center and the Jewish War Veterans, a reclassification from D.R. 5.5 to D.R. 16, but denied the requested special exception. The subject property is located on the northeast side of Liberty Road approximately 130 feet south of Blair Avenue, in the Second Election District of Baltimore County.

The Petitioners appealed the denial of the special exception and the Protestants, Alvin Goldman, et al, appealed the D.R. 16 zoning. Subsequent to the filing of the appeal the County Council for Baltimore County enacted Bill No. 109-76 which adopts a new Comprehensive Zoning Map for the Second Councilmanic District. The adoption of this new zoning map moots all questions relating to the D.R. 16 zoning but not the questions as to the special exception. We shall, therefore, proceed only with Miscellaneous Case 5827, which is the appeal of the ruling on the special exception.

IN THE MATTER OF THE PETITION FOR RECLASSIFICATION FROM D.R. 5.5 TO D.R. 16 and SPECIAL EXCEPTION FOR OFFICES AND OFFICE BUILDINGS NE/S LIBERTY ROAD 130' S OF BLAIR AVENUE - 2ND DISTRICT RANDALLSTOWN SYNAGOGUE CENTER, INC., et al, PETITIONERS ALVIN GOLDMAN, et al APPELLANTS

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY MISC. CASE: 5826 DOCKET: 10 FOLIO: 165

ORDER

This case having come on for hearing May 27, 1977, and the Court having been advised by counsel for the Appellees that the County Council for Baltimore County enacted Bill No. 109-76, which adopts a new Comprehensive Zoning Map for the Second Councilmanic District of Baltimore County, in which the property here involved is situate, and which said ordinance is now effective, and the Court being of the opinion that the adoption of said new Comprehensive Zoning Map for the Second Councilmanic District of Baltimore County renders this reclassification zoning proceeding moot, a premise with which counsel for Appellants agree, it is for this reason, this _____ day of June, 1977, by the Circuit Court for Baltimore County,

ORDERED that the appeal heretofore filed by Alvin Goldman, et al, from the Order of the County Board of Appeals in this cause be and the same is hereby DISMISSED, with costs to the Appellants.

Copy to: Gerald M. Katz, Esq. John N. Spector, Esq. Russell R. Reno, Esq. Perry A. London, Esq. David L. Snyder, Esq.

Myron J. Ashman, Esq. John W. Hession, III, Esq. County Board of Appeals

H. Kemp MacDaniel, JUDGE

The Court has reviewed the transcript of the Board of Appeals and can say unequivocally that the Board had before it substantial evidence to support its findings.

It should be noted that the appeal of the Board's ruling was not properly taken. The Petitioners have not complied with Rule 82.6. of the Maryland Rules of Procedure. No petition was filed setting forth the error committed by the County Board of Appeals, or setting forth the relief sought.

For the above reasons, it is this _____ day of June, 1977, by the Circuit Court for Baltimore County,

ORDERED that the Order of the County Board of Appeals of Baltimore County, dated December 9, 1975, be and the same is hereby AFFIRMED as to the ruling on the special exception. Appellants to pay costs.

H. Kemp MacDaniel, JUDGE

Copy to: Gerald M. Katz, Esq. John N. Spector, Esq. Russell R. Reno, Esq. Perry A. London, Esq. David L. Snyder, Esq. Myron J. Ashman, Esq. John W. Hession, III, Esq. County Board of Appeals

- 2 -

RE: PETITION FOR RECLASSIFICATION FROM D.R. 5.5 TO D.R. 16, and SPECIAL EXCEPTION FOR OFFICES AND OFFICE BUILDINGS NE/S LIBERTY ROAD 130' S. OF BLAIR AVENUE 2ND DISTRICT RANDALLSTOWN SYNAGOGUE CENTER, INC., et al, PETITIONERS Zoning Case No.: 74-52-RX

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW Misc. Docket No. 10 Folio No. 164 File No. 5826

ORDER

It is ORDERED this _____ day of _____, 1976, by the Circuit Court for Baltimore County that the Petitioners Alvin Goldman, et al, be allowed an additional sixty (60) days through _____, 1976, to file the transcript of the above-entitled case with the Clerk of the Circuit Court for Baltimore County.

_____ Judge

I HEREBY CERTIFY that a copy of the foregoing was left with the County Board of Appeals, Towson, Maryland 21204, and that copies hereof were mailed this _____ day of _____, 1976, to Gerald M. Katz, Esquire, Mercantile Bank & Trust Building, 2 Hopkins Plaza, Baltimore, Maryland 21201; John N. Spector, Esquire, Court Square Building, Baltimore, Maryland 21202; Russell R. Reno, Esquire, Mercantile Bank & Trust Building, 2 Hopkins Plaza, Baltimore, Maryland 21201; Perry A. London, Esquire, Equitable Building, 8 North Calvert Street, Baltimore, Maryland 21202; David L. Snyder, Esquire, 10 Light Street, Baltimore, Maryland 21202; and John W. Hession, III, Esquire, People's Counsel, County Office Building, Towson, Maryland 21204.

Myron J. Ashman

RE: PETITION FOR RECLASSIFICATION FROM D.R. 5.5 TO D.R. 16, and SPECIAL EXCEPTION FOR OFFICES AND OFFICE BUILDINGS NE/S LIBERTY ROAD 130' S. OF BLAIR AVENUE 2ND DISTRICT RANDALLSTOWN SYNAGOGUE CENTER, INC., et al, PETITIONERS Zoning Case No.: 74-52-RX

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW Misc. Docket No. 10 Folio No. 164 File No. 5826

PETITION FOR EXTENDING TIME FOR FILING TRANSCRIPT

Alvin Goldman, et al, Protestants-Appellants, by their attorney, Myron J. Ashman, respectfully represents unto your Honor:

1. That an Appeal was filed in the above-entitled case on January 8th, 1976.
2. That the Petitioners' attorney had been advised by C. L. Perkins, Court Reporter, that he would be unable to have the transcript ready within the thirty (30) days from the date of Appeal.

WHEREFORE your Petitioners pray that:

(a) That they be allowed an additional sixty (60) days in which to file the transcript of the above-entitled case with the Clerk of the Circuit Court for Baltimore County.

(b) That they have such further and other relief as the nature of their cause may require.

Myron J. Ashman, Attorney for Protestants-Appellants 1708 Court Square Building Baltimore, Maryland 21202 539-1708

BRIEF IN SUPPORT OF PETITION FOR ZONING RECLASSIFICATION SUBMITTED BY ARAVAS SHOLOM AGUDAS ACHIM SPIRARD RANDALLSTOWN SYNAGOGUE CENTER, INC. ("SYNAGOGUE") AND MARYLAND FREE STATE POST NO. 167, JEWISH WAR VETERANS OF THE UNITED STATES OF AMERICA, INC. ("JWV") (together called "petitioner")

Petitioner has submitted to the Zoning Commissioner of Baltimore County its petition for reclassification of a parcel of land containing approximately 6 1/2 acres immediately adjacent to Synagogue's existing sanctuary and proposed sanctuary addition, including social halls.

On the same block as Petitioner's parcel is located a new car dealership, a fire station, a funeral home, a doctor's office and a proposed gasoline station. Immediately across Liberty Road and on Brenbrook Lane are shopping centers.

Petitioner's parcel has previously been approved as to site location by the Department of Housing and Urban Development for a home for the elderly.

A small portion of Petitioner's parcel and a substantial portion of Synagogue's parcel were designated in the zoning map as DR-16, but in fact all of Petitioner's parcel should have been designated DR-16 because of the suitability of the area for this zone and the makeup of existing uses in the block containing Petitioner's parcel.

A special exception should be granted for a community building on Church Lane and office buildings on Liberty Road so that the entire parcel may be developed in an appropriate project, and in connection with Synagogue's adjacent parcel.

Gerald M. Katz, 1800 Mercantile Bank & Trust Bldg. 2 Hopkins Plaza Baltimore, Maryland 21201 752-6780 Attorney for Petitioner

MCA MATZ, CHILDS & ASSOCIATES, INC. CONSULTING ENGINEERS 1620 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

6.33 ACRE PARCEL, SOUTHWEST SIDE OF CHURCH ROAD, SOUTHEAST OF BLAIR AVENUE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "DR-16" Zoning

Beginning for the same at a point in Church Road and on the northeast outline of the land shown on the plat titled "Resubdivision of Plat A of Fieldstone - Revised" and recorded among the Land Records of Baltimore County in Plat Book G. L. B. 23, page 103, at the distance of 305.08 feet, as measured S 68° 06' 48" E along said outline from its intersection with the center line of Blair Avenue, fifty feet wide, as shown on said plat, running thence in said Church Road and along a part of said northeast outline, (1) S 68° 06' 48" E 136.45 feet, thence binding on the east outline of the land shown on said plat, (2) S 10° 53' 30" W 243 feet, more or less, thence along the northwest line of the area zoned DR-16", two courses: (3) S 24° 17' 11" W 40 feet, more or less, and (4) southwesterly, by a curve to the right with the radius of 893.84 feet, the distance of 277 feet, more or less, to a point on the southeast outline of the land shown on said plat, thence binding on said outline, two courses: (5) S 54° 27' 40" W 197 feet, more or less (6) S 40° 22' 10" W 239 feet, more or less, to intersect the northeast side of Liberty Road,

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

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

the above Reclassification should be granted, and it further appearing that by reason of.....

a Special Exception for a..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this..... day of..... 197..... that the herein described property or area should be and the same is hereby reclassified, from a..... zone to a..... zone, and/or a Special Exception for a..... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition 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, this..... day of..... 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 to remain a..... zone, and/or the Special Exception for..... be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 5.5 to D.R. 16, and : COUNTY BOARD OF APPEALS
SPECIAL EXCEPTION FOR :
Offices and Office Buildings : CF
NE/S of Liberty Road 130' :
S. of Blair Avenue : BALTIMORE COUNTY
2nd District :
Randallstown Synagogue Center, Inc., :
et al, Petitioners : No. 74-52-RX

OPINION

This case comes to the Board on an appeal by the Protestants from an Order of the Deputy Zoning Commissioner which granted a requested reclassification and a special exception, subject to certain restrictions. The petition requests a reclassification from an existing D.R. 5.5 to a D.R. 16 zone, and also petitions for a special exception for offices. The request for the special exception is limited to a portion of the subject property (approximately 1.44 acres). The subject property is located on the northeast side of Liberty Road approximately 130 feet south of Blair Avenue, in the Second Election District of Baltimore County. Same contains approximately 6.45 acres and at the present time is vacant unimproved land. The subject site of this petition also enjoys frontage along the southwest side of Church Lane.

The property is owned by the Maryland Free State Post No. 167, Jewish War Veterans. The petition is a joint petition by said Post and the Randallstown Synagogue Center, Inc., and if the Petitioners be successful they propose that the site be developed (approximately 5.015 acres) for multiple housing for the elderly with the remainder of the property (approximately 1.44 acres) being used for the proposed two-story office building containing approximately 11,700 square feet on each floor. The tentative proposal of the Petitioners is specifically set out on Petitioners' Exhibit #1.

Various experts testified on behalf of the Petitioners including Richard L. Smith, a project manager, and David G. Morgan, a traffic engineer, both associated with M.C.A. Engineering Corporation. These experts described to the Board the various facets of the subject proposal. The existing public utilities are set out on Petitioners' Exhibit #1.

Ryland Mitchell, a real estate appraiser, also testified on behalf of the Petitioners and cited to the Board his study of three nearby apartment projects. It was

Randallstown Synagogue Center - #74-52-RX

2.

his judgment that these existing projects have had no adverse impact upon the community, particularly as to the value of surrounding residential dwellings. Hence, it was his opinion that the subject proposal would have no detrimental effect upon the nearby residential homes, most particularly those situated on the east side of Blair Avenue as well as about the west property lines of the subject property.

A representative of the Synagogue and of the Jewish War Veterans also testified before the Board, as did Rabbi Israel O. Goldberg, the full-time rabbi of this congregation. Each told the Board of the specific plans as now conceived by these groups for the development of the subject property.

Testifying in opposition to the granting of this petition was C. Richard Moore, a traffic expert and Deputy Traffic Engineer for Baltimore County. Mr. Moore described the Liberty Road as one of the worst as far as existing traffic conditions were concerned, and felt that the reclassification of the subject property will only add to an already aggravated situation. Three other Protestants who were neighbors, or former neighbors, testified in opposition to the granting of this petition.

As to the requested reclassification, the burden is solely and onerously upon the Petitioners to evidence to this Board error by the County Council when they adopted the original zoning in this instance in March of 1971 and/or substantial change in the character of the neighborhood that would warrant the requested reclassification. As to the subject of error, it is the judgment of this Board that the Petitioners have evidenced few, if any, facts which could lead this Board to a reasonable conclusion that the County Council did err when they failed to adopt D.R. 16 zoning for the subject petition. As to changes in the neighborhood, the Board is impressed by those changes cited by the Petitioners, particularly as same uniquely impact the subject property. These changes, or course, are those which have taken place physically since the adoption of the zoning map in March of 1971. Some of those cited by the Petitioners were the construction of the Executive Pontiac dealership abutting the subject property, the final completion of the Baltimore County Fire Station on the west side of Brenbrook Road, and the increasing use of the Liberty Road as a major arterial highway.

Randallstown Synagogue Center - #74-52-RX

3.

The Board is most concerned about the potential traffic impact upon the Liberty Road that an increase in density might bring about, however, it should be noted that the petition is for but 6.45 acres and in reality this increased density will not be of such a magnitude so as to be noticed in the already chaotic traffic conditions along the Liberty Road. The Board is impressed by the specific proposal of the Petitioners. While knowing full well that this Board cannot control the development of these lands in a D.R. 16 classification, the Board would note that the Petitioners have, in a sincere manner, proposed to this Board a rather unique development of housing for the elderly. Same seems to be a very reasonable and necessary proposal and the Board, being somewhat reluctant to increase the density in this area, is impressed with the specific proposal and feels that the evidence of changes so affect this specific 6.45 acres, that the Petitioners have evidenced sufficient change in the character of the neighborhood to warrant the granting of the requested reclassification of the subject property to D.R. 16.

As to the requested special exception, the Board is not impressed. The Petitioner has failed to evidence to this Board that the provisions of Section 502.1 would, in fact, be satisfied if the proposed two-story office building were to be constructed as set out on Petitioners' Exhibit #1. Hence, failing to carry this burden, the Board will deny the requested special exception.

In conclusion, without further detailing the testimony and evidence presented to this Board, we shall pass an Order granting the requested reclassification for the reasons set out above based upon substantial change in the character of the neighborhood since March of 1971, and because the Petitioners have failed to carry the burden of satisfying Section 502.1, the Petitioners' requested special exception will be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 9th day of December, 1975, by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby GRANTED, and it is

Randallstown Synagogue Center - #74-52-RX

4.

FURTHER ORDERED that the special exception for Offices and Office Buildings petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John A. Miller

Robert L. Gilman

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND SPECIAL EXCEPTION : DEPUTY ZONING
NE/S of Liberty Road, 130' S of Blair :
Road - 2nd District : COMMISSIONER
Randallstown Synagogue Center, Inc., :
et al - Petitioners : OF
NO. 74-52-RX (Item No. 5) : BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 5.5 Zone to a D.R. 16 Zone, and a Special Exception for an office building. The property is located on the east side of Liberty Road, 130 feet east of Blair Avenue, in the Second Election District of Baltimore County.

Testimony was presented on behalf of the request by the Petitioners, Randallstown Synagogue Center, Inc. and Maryland Free State Post No. 167 of the Jewish War Veterans, joint owners of the property; the civil engineer, who prepared the development plans; and the president of the Randallstown Community Center.

Several area residents, having homes which back on the subject property and front on Blair Avenue, were present and testified in protest to the request.

The property contains 6.45 acres and, if reclassified, would be developed with 150 apartment units for the elderly, and a two story office building with 11,700 square feet of space on each floor.

The Petitioners contend that existing land uses and zoning classifications of other properties in the immediate vicinity are not compatible with the zoning classification (D.R. 5.5) placed on their property.

The property lies within an area bounded by Blair Avenue, Church Lane, Brenbrook Road and Liberty Road. With the exception of the dwelling that fronts the east side of Blair Avenue and a portion of Church Lane, other properties within this area are zoned D.R. 16 or B.L. and are improved with the

following uses: a new car dealership; a fire station; funeral home; doctors' offices; a proposed gasoline station; and the Petitioners' sanctuary. Properties immediately across Liberty Road and Brenbrook Lane are improved with shopping centers.

The office building was described as adjunct to the apartments and community as a whole in that, it would provide space for needed services for both residential and business uses in the area.

The office and apartment complex was not expected to generate a great deal of traffic, and would separate or buffer the residential uses on the west from the more intense on the east.

The Commander of the Maryland Free State Post No. 167 of the Jewish War Veterans, explained that the Post has 300 members with one third being 65 years of age or older. His primary concern is to provide help for these elderly veterans and their spouses. The subject property is located within walking distance of the synagogue, shopping and doctors, and was approved by HUD for this type housing development three years ago. However, the status of this approval is not certain at this time.

Comments by County and State agencies, who reviewed the Petitioners' development plans and personally inspected the site, indicated that water and sewer utilities were available to the site, and that schools are or will be capable of handling the expected ingress of students after scheduled expansion. This comment is apparently based on the ultimate possibility that the apartments would not house elderly tenants.

Traffic comments indicated that an increase in density would be undesirable due to the serious capacity problems along Liberty Road in this area. However, this comment is softened somewhat due to misinformation given the traffic engineer regarding the number of acres involved, i.e., trip density computations were based on a site acreage of 13 acres instead of the actual 6.33 acres.

ORDER RECEIVED FOR FILING

DATE February 23, 1976

BY John A. Miller

ORDER RECEIVED FOR FILING

DATE February 23, 1976

BY John A. Miller

ORDER RECEIVED FOR FILING

DATE February 23, 1976

BY John A. Miller

Area residents, who protested the request, were predominately residents of Blair Avenue. Their protest was based on crowded traffic conditions on Liberty Road and Church Lane which provides access to the site. They felt that this problem, as well as problems with flooding and sewer lines in the Gwynn Falls drainage basin, has been brought about by unchecked rapid growth along the Liberty Road corridor. They felt that reclassification of the Petitioner's property would be in direct conflict with the building and sewer connection moratorium placed on properties within the aforementioned drainage basin.

Since comments with regard to utilities and Planning recommendations were, in all probability, formulated prior to the moratorium, conformation of said comments was requested prior to writing this Opinion. The following comments were received as a result of this request.

Supplementary comments by the Bureau of Engineering, in essence, state that public water and sanitary sewer exist in Church Lane adjacent to the site. They state that the subject site is affected by the sewer moratorium and that Baltimore County shall not issue any approval for connections to the Gwynn Falls sewer system after September 13, 1974. Submittal of preliminary plans may resume when it is determined that the southwest diversion project of the City of Baltimore is within 15 months of a definite date of completion of construction.

Supplementary comments by the Health Department indicated that water and sewer are available to the subject property. However, sewer connections will be permitted only in accordance with the moratorium order of September 13, 1973, by the Secretary of Health and Mental Hygiene.

Supplementary comments by the Planning Board were less embellished and more direct to the point. They state that it is their opinion that the moratorium was imposed to control timing of development, and that their recommendations are directed to providing appropriate zoning classifications.

The testimony and evidence presented in this case clearly indicates that the property in question should have been placed in a zoning category that more aptly coincides with land use and zoning designations of surrounding properties.

The individual dwellings that back up to the subject property on the west are oriented to Blair Avenue, a residential street with like dwellings on both sides. In contrast, individual homes, if placed on the subject property, would be adjacent to a funeral home, a fire station and a church.

The D.R. 16 Zone requires that apartment buildings be setback 75 feet from any other D.R. Zone that is not within the same development tract. This requirement has the effect of requiring any apartment building, placed on the Petitioner's property, to be located a minimum of 270 feet from the center line of Blair Avenue.

Testimony indicated a need and a desire to construct housing for the elderly. The property must be considered ideally situated for just such a use. A church and doctor's office exist within easy walking distance and shopping centers are located less than a block away. Areas such as this, inherently have heavy and sometimes excessive traffic volumes, especially along major traffic carriers such as Liberty Road. In this regard, housing for the elderly should represent one of the more desirable uses since they would generate less traffic, particularly during morning and evening peak hours.

Testimony did not support the granting of a two story office building of the size requested. A building of the size proposed would not be in keeping with nearby residences and could create congestion during peak traffic hours. A building of lesser dimensions could serve the needs of future apartment dwellers as well as other nearby residents without creating any measurable traffic problems and would meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations.

- 4 -

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 21 day of February 1974, that the herein described property or area should be and the same is hereby Reclassified from a D.R. 5.5 Zone to a D.R. 16 Zone. It is further ORDERED that the Special Exception for an office building on the herein described 1.44 acre parcel is hereby Granted, subject, however, to the following restrictions:

1. The office building shall not exceed one story in height and shall not exceed 10,000 square feet in area.
2. Approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.

James E. Hynes
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION FROM D.R. 5.5 to D.R. 16, AND SPECIAL EXCEPTION FOR OFFICE AND OFFICE BUILDINGS NE/S LIBERTY ROAD 130' S. OF BLAIR AVENUE 2ND DISTRICT AHAVAS SHOLOM AGUDAS ACHIN ANSHE SPHARD RANDALLSTOWN SYNAGOGUE CENTER, INC. and MARYLAND FREE STATE POST NO. 167, JEWISH WAR VETERANS OF THE UNITED STATES OF AMERICA, INC.

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW

NOTICE OF APPEAL

Mr. Clerk:

Please enter an appeal to the Circuit Court for Baltimore County on behalf of the Petitioners, Ahavas Sholom Agudas Achin Anshe Sphard Randallstown Synagogue Center, Inc. and Maryland Free State Post No. 167, Jewish War Veterans of the United States of America, Inc., to the denial for special exception for Offices and Office Buildings set forth in the Opinion and Order of the County Board of Appeals of Baltimore County, No. 74-52-RX, dated December 9, 1973, per the above caption.

Gerald N. Katz
Gerald N. Katz
Venable, Baetjer and Howard
1700 Mercantile Bank & Trust Bldg.
Baltimore, Maryland 21201
301-752-6780
Attorney for Appellants

NOTIFICATION OF SERVICE

THIS IS TO CERTIFY that a copy of the within Notice of Appeal was mailed this 21 day of January, 1974, to Myron J. Ashman, Esquire, 1705 Court Square Building, Baltimore, Maryland 21202, Attorney for Protestants.

Gerald N. Katz
Gerald N. Katz
Venable, Baetjer and Howard
1700 Mercantile Bank & Trust Bldg.
Baltimore, Maryland 21201
301-752-6780
Attorney for Appellants

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

DESCRIPTION

1.44 ACRE PARCEL, NORTHEAST SIDE OF LIBERTY ROAD, SOUTHEAST OF BLAIR AVENUE, SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception for Office Use

Beginning for the same at a point on the northeast side of Liberty Road, as widened to eighty feet, at the distance of 130 feet, more or less, as measured southeasterly along said northeast side of Liberty Road from its intersection with the center line of Blair Avenue, fifty feet wide, as shown on the plat titled "Resubdivision of Plat A of Fieldstone - Revised" and recorded among the Land Records of Baltimore County in Plat Book G.L.B. 23, page 103, said beginning point being in the dividing line between Lots 1 and 2, Block A, as shown on the plat titled "Amended Resubdivision, Part of Plat A, Fieldstone" and recorded among said Land Records in Plat Book W.J.R. 27, page 73, running thence binding on said northeast side of Liberty Road, as widened, (1) S 64° 37' 14" E 218 feet, more or less, thence binding on the southeast outline of the land shown on said first mentioned plat, (2) N 40° 22' 10" E 239 feet, more or less, and (3) N 54° 27' 40" E 22 feet, more or less, thence by a line parallel with Liberty Road and 250 feet northeast of the aforementioned northeast side thereof, (4) N 64° 37' 14" W 285 feet, more or less, to a point on the northwest outline of the land shown on the aforementioned plat recorded in Plat Book W.J.R. 27,

MCA 
MATZ, CHILDS & ASSOCIATES, INC.

as widened to eighty feet, thence binding on said northeast side of Liberty Road, (7) N 64° 37' 14" W 218 feet, more or less, to a point on the northwest outline of the land shown on the plat titled "Amended Resubdivision, Part of Plat A, Fieldstone" and recorded among the aforementioned Land Records in Plat Book W.J.R. 27, page 73, thence binding on said northwest outline five courses: (8) N 24° 48' 10" E 123 feet, more or less, (9) N 27° 56' 20" E 146 feet, more or less, (10) N 38° 06' 20" E 275.81 feet, (11) N 35° 19' 50" E 84.10 feet, and (12) N 24° 17' 30" E 223.59 feet, thence along the northeast line of Lot 12, Block A, as shown on said last mentioned plat; (13) S 65° 42' 30" E 140.00 feet, and thence binding on the northwest side of Russell Avenue, fifty feet wide, as shown on the plats herein mentioned, and continuing the same course: (14) N 24° 17' 30" E 100.89 feet to the place of beginning.

Containing 6.33 acres of land, more or less.

RLSimpl

J.O. 72220

April 2, 1973



MCA 
MATZ, CHILDS & ASSOCIATES, INC.

page 73, thence binding on a part of said outline, (5) S 27° 56' 20" W 127 feet, more or less, and thence binding on a part of the aforementioned dividing line, (6) S 24° 48' 10" W 123 feet, more or less, to the place of beginning.

Containing 1.44 acres of land, more or less.

RLSimpl

J.O. 72220

April 2, 1973



Boring Commissioner
County Office Building
Towson, Md. 21204

March 18, 1974

Re: Petition for Reclassification and Special Exception NE/S of Liberty Road, 130' S of Blair Road - 2nd District Randallstown Synagogue Center, Inc., et al - Petitioners No. 74-52-RX (Item 10.5)

Dear Mr. DiRenna,

The purpose of this letter is to enter an appeal to the county board of appeals from the decision and order entered by James S. Dyer dated February 22, 1974 on the above subject. Attached please find the appeal fee in the amount of \$70.00 from the approved undersigned.

Yours Truly,

David Harris
David Harris

Mr. and Mrs. David Harris
3600 Blair Avenue
Randallstown, Maryland 21133

Albert S. Harris
Albert S. Harris

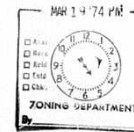
Mr. and Mrs. Albert Harris
3613 Blair Avenue
Randallstown, Maryland 21133

James M. Harvey, Jr.
James M. Harvey, Jr.

Mr. and Mrs. James M. Harvey, Jr.
8809 Blair Avenue
Randallstown, Maryland 21133

Nicholas Stamatakis, Jr.
Nicholas Stamatakis, Jr.

Mr. and Mrs. Nicholas Stamatakis, Jr.
3603 Blair Avenue
Randallstown, Maryland 21133



BALTIMORE COUNTY, MARYLAND

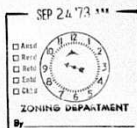
INTER-OFFICE CORRESPONDENCE

James E. Dyer
Deputy Zoning Commissioner
TO: William D. Fromm
FROM: Secretary, Baltimore County Planning Board
SUBJECT: Zoning Reclassification Petition No. 74-52RX
Cycle V, Item 5

Your memorandum of September 7, 1973, was reviewed by the Baltimore County Planning Board at its regular meeting on September 20, 1973. It is the opinion of the Board that the moratorium was imposed to control the timing of development; the Board recommendations are directed to providing for the appropriate zoning classifications.

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board

cc: Norman Gerber



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William D. Fromm
Director
FROM: James E. Dyer - Deputy Zoning Commissioner
SUBJECT: Zoning Reclassification Case No. 74-52-RX
Item 5, Zoning Cycle V

During the course of the above referenced hearing, it became apparent that Planning Board recommendations regarding this hearing may have become formulated or adopted prior to the building moratorium enacted by the Baltimore County Council in the Second Election District. A decision is being held sub curia pending revised comments or acknowledgment by you that the recommendations, as they presently stand, need not be revised because of this moratorium.

James E. Dyer
Deputy Zoning Commissioner
Baltimore County

JED:mc

cc: S. Eric Di Nenna
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: John J. Dillon, Jr., - Chairman
Zoning Advisory Committee
FROM: James E. Dyer - Deputy Zoning Commissioner
SUBJECT: Zoning Reclassification Case No. 74-52-RX
Item 5, Zoning Cycle V

During the course of the above referenced hearing, it became apparent that Zoning Advisory Committee comments regarding this hearing may have become formulated or adopted prior to the building moratorium enacted by the Baltimore County Council in the Second Election District. A decision is being held sub curia pending revised comments or acknowledgment by you that the comments, as they presently stand, need not be revised because of this moratorium.

It is very important that you specifically check with the Bureau of Engineering and the Health Department with regard to utilities and with the Department of Traffic Engineering with regard to the number of acres contained in the site. It appears that the Traffic comments were based on a thirteen (13) acre site instead of a six (6) acre site.

James E. Dyer
Deputy Zoning Commissioner
Baltimore County

JED:mc

cc: S. Eric Di Nenna
Zoning Commissioner

VENABLE, BARTEW AND HOWARD

ATTORNEYS AT LAW
1805 MERCANTILE BANK & TRUST BUILDING
2 HOPKINS PLACE
BALTIMORE, MARYLAND 21204
TELEPHONE 780-8700
AREA CODE 410

May 30, 1973

Mr. S. Eric Di Nenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Randallstown Synagogue Center -
Reclassification Petition Item 5

Dear Mr. Di Nenna:

As counsel for the Petitioners in the above matter, based on recommendations of the Zoning Advisory Committee, the Petitioners hereby desire to delete from its Petition the request for special exception for a community building. All of the remaining requests shall remain in full force and effect.

You should also note that the Petitioners' name is correctly indicated in the Zoning Petition, but the various zoning reports that have been received by your office do not indicate the exact corporate names of the Petitioners.

A revised plat will be furnished to your office by Matz, Childs to conform to this change.

Thank you for your cooperation.

Sincerely,

Gerald M. Katz
Gerald M. KatzGW/ai
43919cc: Mr. John J. Dillon, Jr.
Mr. Richard L. Smith
Mr. Milton Stuck
Mr. Alvin Hyman
Dr. Manfred Sklar
John Spector, Esq.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Gerald M. Katz, Esq.,
2 Hopkins Plaza
Baltimore, Maryland 21204Re: Reclassification Petition
Item 5
Randallstown Synagogue Center, -
Petitioner

Dear Mr. Katz:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast side of Liberty Road, 150 feet southeast Blair Avenue and the south side of Church Lane, opposite Springdell Avenue, in the 2nd District of Baltimore County. This property, which is currently zoned DR 5.5 is requesting a Reclassification to DR 15 on the entire tract which consists of 6.33 acres of land. Along with the Reclassification the petitioner is requesting a Special Exception for offices along the front portion of the property that fronts on Liberty Road for an office and office building on 1.44 acres of land, and a Special Exception for a community building.

The petitioner's site plan indicates that the proposed two story office structure would be located approximately 30 feet off of Liberty Road, and 35 feet off the westernmost property line. This would be a two story office structure containing 11,700 square feet of floor area. The property to the north of this between this point and Church Lane is proposed to be developed with three (3) 3-story apartment buildings that would contain a total of 150 apartment units, and these are proposed to be occupied by the elderly. There is also a request for a Special Exception for a community building, which is tentatively located in the northern portion of the site. However, the description

Gerald M. Katz, Esq.
Item 5
Page 2
April 13, 1973

for the community building should be revised to specifically locate the structure rather than the general area that it is in.

If the petitioner does not know the exact area that will be used for the community building at this time, I recommend that the request for this Special Exception be withdrawn until the overall plan is more fully developed. Should you determine the area for the Special Exception that area must be deducted from the overall apartment area and the density calculations corrected.

The petitioner is further advised that revised site plans should be submitted that reflect the comments of the Bureau of Engineering and the Project Planning Office.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time.

Very truly yours,

John J. Dillon, Jr.
John J. Dillon, Jr.,
Chairman, Zoning Advisory Committee

JJDr:ld

(Enclosure)

cc: Katz, Childs & Associates
1020 Cromwell Bridge Road
Baltimore, Maryland 21204Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

September 21, 1973

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEFMr. S. Eric Di Nenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #5 (April to October 1973 - Cycle V)
Property Owner: Randallstown Synagogue Center, Inc.
1/2 S. Liberty Rd., 150' S/S of Blair Ave. and S/S of
Church Lane, opposite Springdell Ave.
Present Zoning: DR 5.5
Proposed Zoning: Parcel 1 - Reclass. to D.R. 15; Parcel
2 - Reclass. to D.R. 15, and Special Exception for
offices; Parcel 3 - Reclass. to D.R. 15, and Special
Exception for Community Building
District: 2nd No. Acres: Parcel 1 - 5.01, Parcel 2 - 6.33,
Parcel 3 - 1.44

Dear Mr. Di Nenna:

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

Water and Sanitary Sewer:

Public water and sanitary sewer exist in Church Lane adjacent to this site.

This property lies within the Ogyma Falls Drainage Basin and is subject to an order by the Secretary of Health and Mental Hygiene stating: "Baltimore County shall not issue any approval for connections to the Ogyma Falls sewerage system after September 13, 1973. Baltimore County may resume submittal of preliminary plans to the Department of Health and Mental Hygiene when it is determined that the Southwest diversion project of the City of Baltimore is within fifteen (15) months of a definite date of completion of construction."

There is also a moratorium on building permits in this area approved by the Baltimore County Council.

Very truly yours,

Ellsworth N. Diver
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:BN:ms

1-SN Key Sheet
MM 7 H & 1 Topo Sheets

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P.E., Chief

April 27, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #5 (April to October 1973 - Cycle V)
Property Owner: Randallstown Synagogue Center, Inc.
S/W/S of Church Rd., S/E of Blair Ave. and S/S of Church Lane, opposite Springdale Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Parcel 1 - Reclass. to D.R. 16; Parcel 2 - Reclass. to D.R. 16, and Special Exception for offices; Parcel 3 - Reclass. to D.R. 16, and Special Exception for Community Building
District: 2nd No. Acres: Parcel 1 - 5.01, Parcel 2 - 6.33, Parcel 3 - 1.44

Dear Mr. DiNenna:

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

Highways:

Liberty Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Church Lane is an existing road which shall ultimately be improved as a 40-foot curb and gutter street cross-section on a 50-foot right-of-way.

It shall be the responsibility of the Petitioner's engineer to clarify all right-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Petitioner shall be responsible for the submission of all necessary data and for all costs of acquisition and/or abandonment of these rights-of-way.

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

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Liberty Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Item #5 (April to October 1973 - Cycle V)
Property Owner: Randallstown Synagogue Center, Inc.
Page 2
April 27, 1973

Storm Drains: (Cont'd)

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

Sediment Control:

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

Water and Sanitary Sewers:

Public water and sewer are available to serve this site.

Right-of-way is required through this property for maintenance of public sanitary sewers. The Petitioner shall be responsible for the submission of all necessary data and for all costs involved for the establishment and abandonment of the sanitary sewer rights-of-way.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PMK:iss

P-SW Key Sheet
NW 7 H & I Topo Sheets

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
WM. T. MELZER Deputy Traffic Engineer

April 26, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 5 - Cycle Zoning V - April to Oct. 1973
Property Owner: Randallstown Synagogue Center, Inc.
Liberty, SE of Blair Ave. & S/S of Church Lane
opp. Springdale Avenue
Reclass. to D.R. 16 - District 2

Dear Mr. DiNenna:

The subject petition is requesting a change of DR 5.5 to DR 16 of approximately 13 acres. This reclassification and special exception for offices can be expected to increase the trip density from 650 to 1700 trips a day.

This petition is, therefore, undesirable due to the serious capacity problems along Liberty Road in this area.

Very truly yours,

E. Richard Moore
E. Richard Moore
Assistant Traffic Engineer

CRM:nc



Maryland Department of Transportation
State Highway Administration

Harry B. Hughes
James J. O'Donnell
Acting Administrator

April 25, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Md. 21204

Attn: Mr. John J. Dillon

Dear Mr. DiNenna:

The location map on the subject plan indicates that the site is to be served from Liberty Road by way of Russell Avenue, a non-existent street. The plan proper, indicates that the site is to be served by a "Private Drive". In order to complete our review of the plan, the matter of access must be clarified.

Access will be subject to approval and permit from the State Highway Administration.

The 1972 average daily traffic count for this section of Liberty Road is 23,300 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John S. Meyers
Asst. Development Engineer

CLJ:jdip

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Greitz
Chief



Towson, Maryland 21204
873-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. J. Austin Greitz, Chairman
Zoning Advisory Committee

Re: Property Owner: Randallstown Synagogue Center, Inc.

Location: S/W/S of Church Road, S/E of Blair Avenue

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973
5

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 50 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 4. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 5. Site plans are approved as drawn.
- () 6. The Fire Prevention Bureau has no comments at this time.

Reviewer: *J. Austin Greitz* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on reclassification, Zoning Advisory Committee Meeting, April 4, 1973, are as follows:

Property Owner: Randallstown Synagogue Center, Inc.
Location: S/W/S Church Rd., S/E of Blair Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. to D.R. 16 and Special Exception for office building
District: 2
No. Acres: 5.01 acres; 6.33 acres; 1.44 acres

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mno

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 24, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of:

Re: Item 5

Property Owner: Randallstown Synagogue Center, Inc.
Location: S/W/S of Church Road, S/E of Blair Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. to D.R. 16 and Special Exception for office building

District: 2
No. Acres: 5.01 acres; 6.33 acres; 1.44 acres

Dear Mr. DiNenna:

SEE ATTACHED SHEET

WNP:ml

Very truly yours,
Field R. tentative
Field R. tentative

COMMENTS

School Situation:

School	Sept. 20, 1972 Enrollment	Capacity	Over/Under
Church Lane El.	812	755	+57
Old Court Jr. Hi.	1513	1310	+203
Randallstown Sr.	1511	1400	+111

Projections:

School	Sept. 19 73	Sept. 19 74	Sept. 19 75	Sept. 19 76	Sept. 19 77
Church Lane El.	770	770	770	770	770
Old Court Jr. Hi.	1600	1610	1600	1600	1600
Randallstown Sr.	1605	1710	1780	1850	1875

Budgeted Construction:

School	Status	Capacity	Estimated To Open
Randallstown Sr. Add'n.	Budgeted FY '74-FY '79	420	FY '75
Deer Park Jr. Hi.	34 Complete	1260	Sept. '73
Church Lane El. Add'n	Working Drawings	105	FY '74

Programmed Construction: (Subject to availability of funds)

School	Capacity	Year Programmed	Estimated To Open
Church Lane El.	420	1975	1975
Deer Park Jr. Hi.	1260	1973	1973
Church Lane El. Add'n	105	1974	1974

Possible Student Yield:

	Elementary	Junior High	Senior High
Present Zoning:	20	10	6
Proposed Zoning:	0	0	0

If this area had a D.R. 16 zoning and apartments were not used for the elderly (as proposed), it would be possible that the elementary school yield could ultimately be from 1 to 52 pupils, the junior high yield could be from 0 to 36 pupils, and the senior high yield could be from 0 to 26 pupils.

Comments concerning effect on school housing matters:

Should the above additional classroom space occur as scheduled it is apparent that the overloads could be handled.

H. EMBLE PARKS, President
EUGENE C. HOBBS, Vice-President
AND ROBERT L. DORNEY

MARCUS M. BOUTWRIGHT
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSEPH A. WHEELER, SUPERVISOR

F. BARBAR WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD A. WUERTEL

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 			Revised Plans: Change in outline or description		Yes					
Previous case:			Map #		No					

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

No. 15352

DATE 4/6/76 ACCOUNT 01.712

John W. Hession, III, Esq.
People's Counsel AMOUNT \$38.00

County Office Bldg
TOWSON, Md. 21204 DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Cost of certified documents in Case No. 74-52-RX
Randallstown Synagogue Center, Inc.
NE/S Liberty Rd. 130' S. of Blair Ave.
2nd District

(over) 33.00 MC

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

No. 13174

DATE March 28, 1974 ACCOUNT 01.662

AMOUNT \$70.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Mr. Nicholas Stamatakis, Jr.
Cost of Filing of an Appeal on Case No. 74-52-RX
NE/S of Liberty Road, 130' S of Blair Road - 2nd District
Randallstown Synagogue Center, incorporated, et al -
Petitioners 7 00 MC

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

No. 14704

DATE April 9, 1974 ACCOUNT 01.662

AMOUNT \$10.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Mr. Nicholas Stamatakis, Jr.
Cost of Posting Property of the Randallstown Synagogue
Center, Incorporated, et al, for an Appeal Hearing
NE/S of Liberty Road, 130' S of Blair Road - 2nd District
Case No. 74-52-RX 1 00 MC

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

No. 8324

DATE May 3, 1973 ACCOUNT 01.662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Randallstown Community Center
8729 Church Lane
Randallstown, Md. 21133
Petition for Reclassification and Special Exception
for Randallstown Synagogue Center, Inc. 5 00 MC

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

No. 11199

DATE 9/11/73 ACCOUNT 01.662

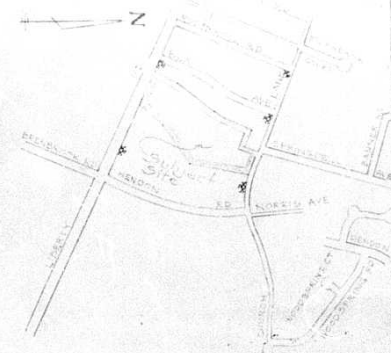
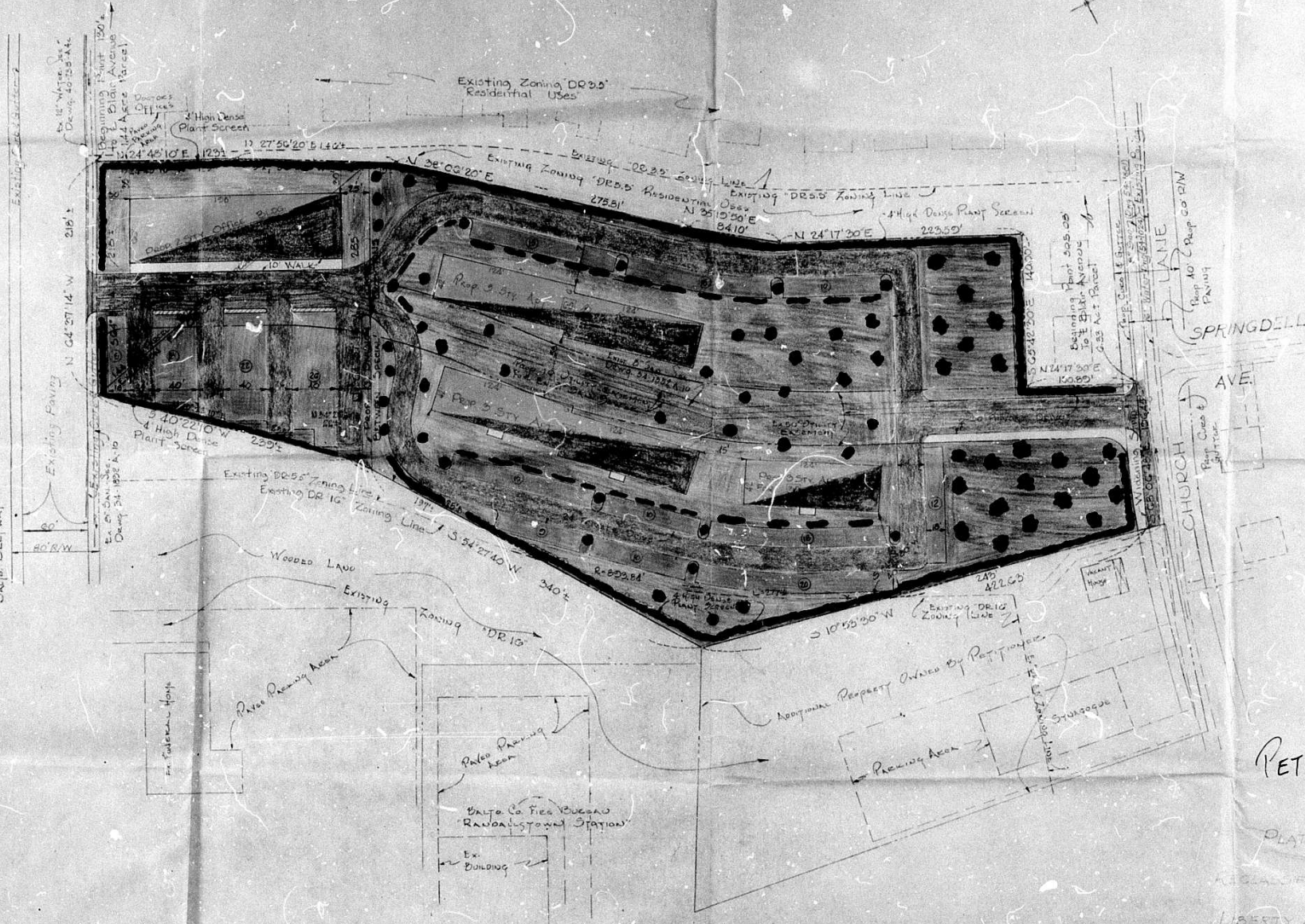
Randallstown Community Center
8729 Church Lane AMOUNT \$189.32

Randallstown, Md. 21133 DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Posting and advertising for Randallstown Syn. Center
Petition for Reclassification & Special Exception
74-52-RX 185 3 125 11 189.32 MC

LIBERTY ROAD

10' 0" CURB R.O.F.
8' 0" B/W



LOCATION MAP
Scale 1" = 500'

GENERAL NOTES

- Total Area of Property Equals 2.48 Acres ±
- Existing Zoning of Parcel "DR-25" DR-10.
- Existing Use of Property "VACANT LAND".
- Proposed Zoning of Property "DR-10".
- Petitioner is Requesting a Special Exception For A Portion of the Site For Office Use.
- Proposed Use of Property:
 - 144 Units For Office Use
 - 201 Acres for Housing for the Elderly
- Offstreet Parking Data:
 - Office Area - 23,400 Sq Ft. Requiring 62 Spaces
 - Proposed Parking For Office Area - 74 Spaces
 - No. of Dwelling Units in Apt Area - 150; No. of Dwelling Units - 212 x 1.5 = 318 Spaces required
 - No. of Proposed Spaces For Apts - 134 Spaces
- Lights for the Parking Areas Will Be Shown on the Final Site Plan & Shall Be in Accordance With Section 402 OF the Zoning Code
- See 500' Location Plan For Existing Fire Hydrant Locations

PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY PETITION

FOR A SPECIAL EXCEPTION

LIBERTY ROAD AND SPRINGDELL AVENUE

Section District No. 2
Scale 1" = 50'

Earl's Cove, Md.
March 23, 1973
Renewal, May 31, 1973





Scale: 1"=200'

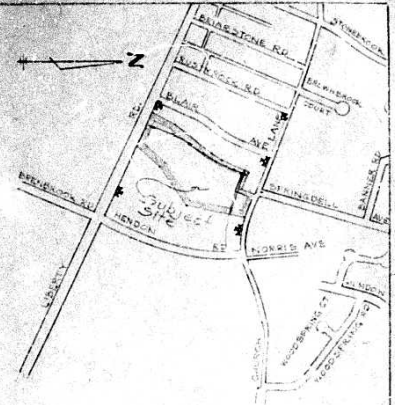
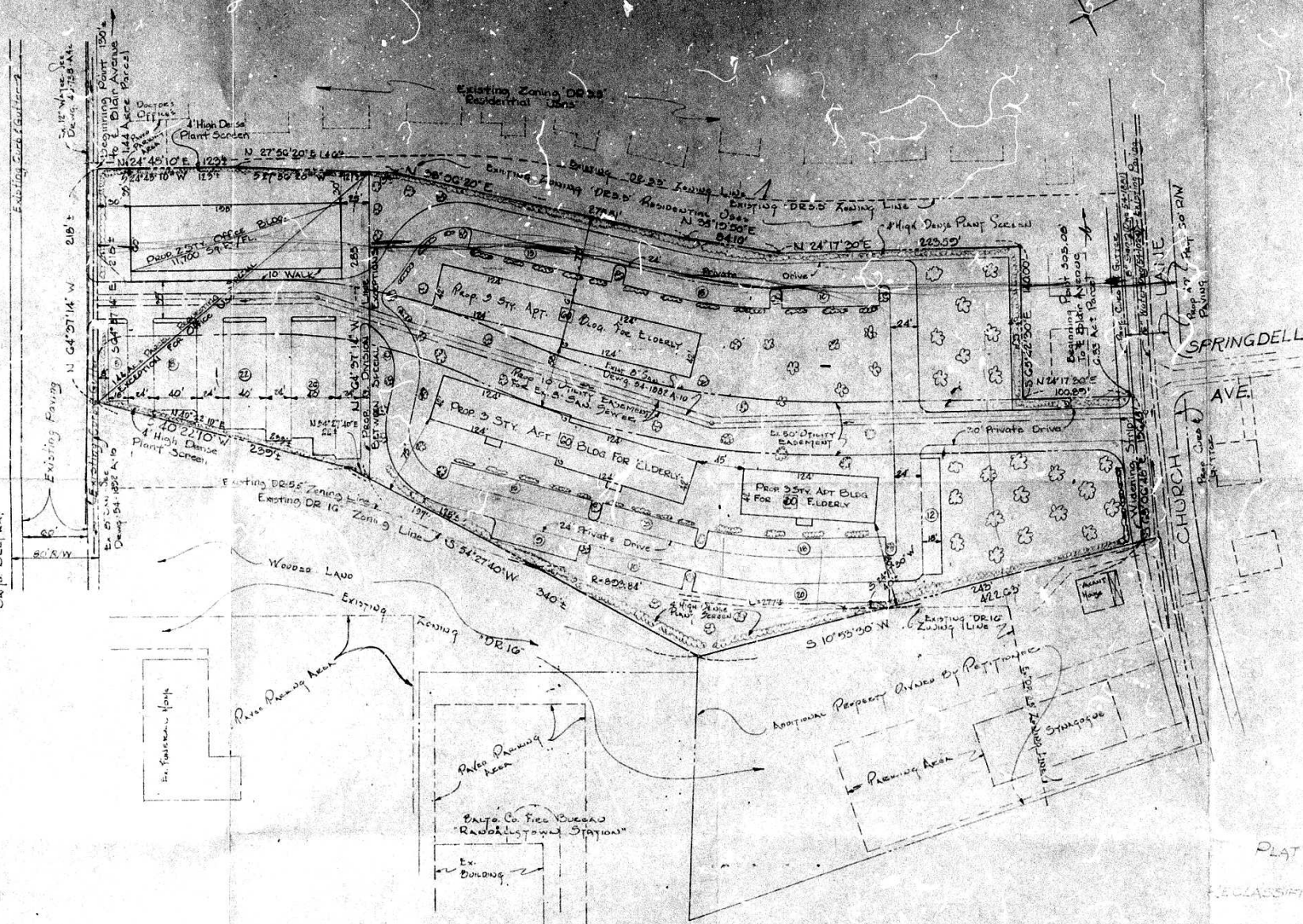
4

6-13 SE

102

LIBERTY ROAD

100' (Gut) Rd & 5' (Gut) Bldg



GENERAL NOTES

1. Total Area of Property Equals 4.45 Acres
2. Existing Zoning: DR 10, DR 15, DR 20
3. Existing Use of Property: Various
4. Proposed Zoning: DR 10
5. Petitioner is Requesting a Special Exception for a Portion of the Site for Office Use
6. Proposed Use of Property:
 - A. 1.44 Acres for Office Use
 - B. 3.01 Acres for Housing for the Elderly
7. Offstreet Parking Data:
 - A. Office Area: 29,400 Sq Ft Requiring 62 Spaces
 - B. Proposed Parking for Office Area: 74 Spaces
 - C. No. of Dwelling Units in Apt Area: 120; No. of Density Units: 812; 115: 24 Spaces required
 - D. No. of Proposed Spaces for Apts: 134 Spaces
8. Lights for the Parking Areas Will be Shown on the Final Site Plan & Shall be in Accordance With Section 403 OF the Zoning Code
9. See 100' Location Plan for Existing Fire Hydrant Locations

*Rockledge
Synagogue
#5*

PLAT TO ACCOMPANY PERMIT

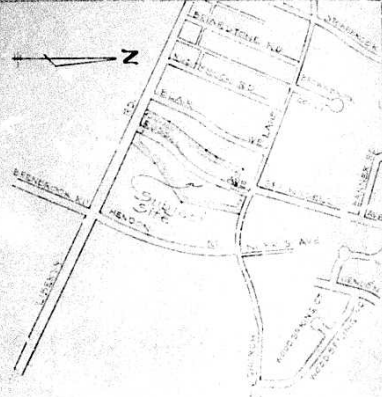
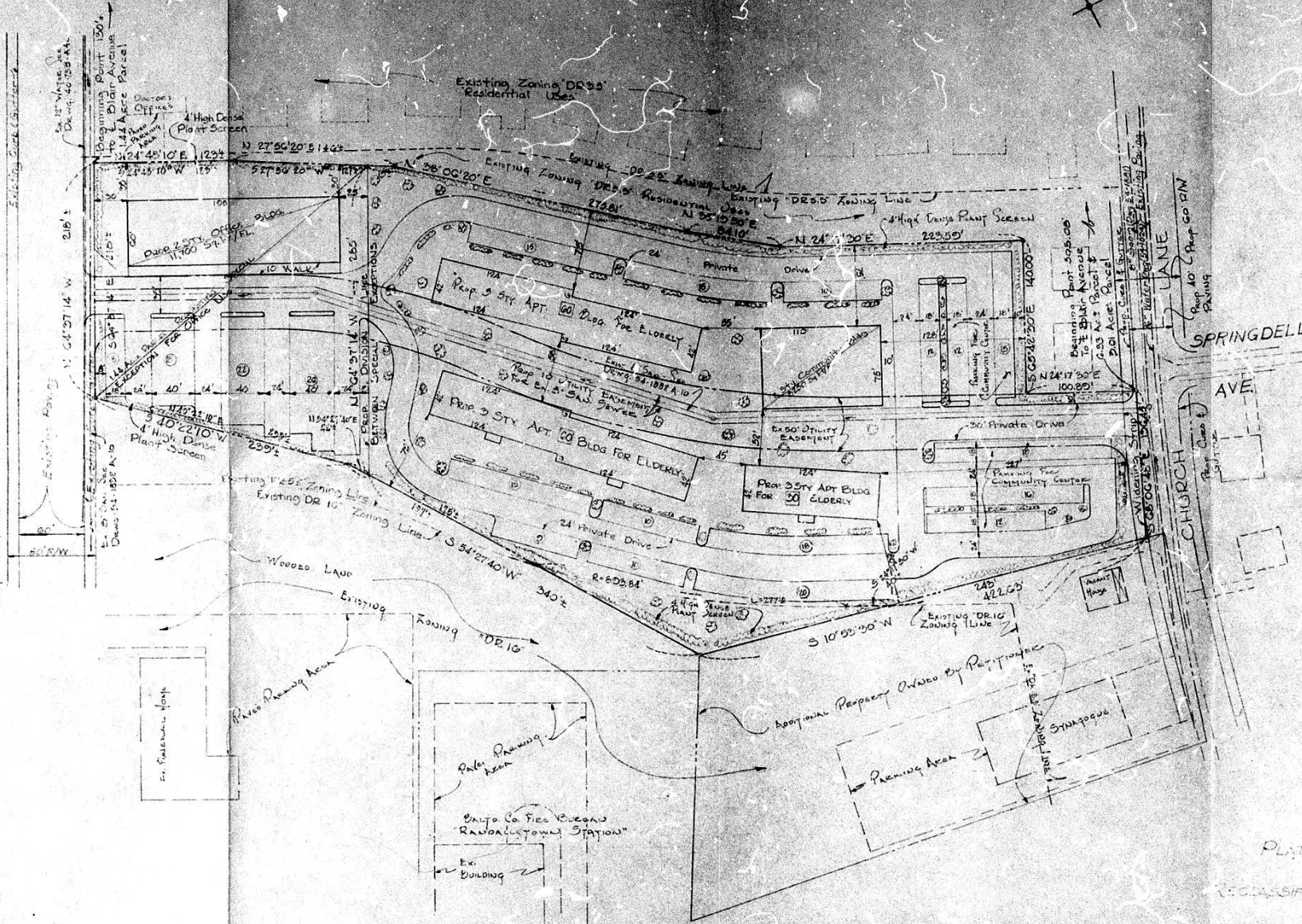
RECLASSIFICATION OF ZONING DISTRICT
VICINITY
LIBERTY ROAD AND SPRINGDELL AVE
Election District No 2
Scale: 1"=50'

May 23, 1973
Revised, May 24, 1973



LIBERTY ROAD

10 On Quiet Rd & DWP Highway



LOCATION MAP Scale 1"=500'

GENERAL NOTES

1. Total Area of Property Equals 2.5 Acres ±
2. Existing Zoning DR-10 Residential Uses
3. Proposed Zoning DR-10 Residential Uses
4. Petitioner is Requesting 2 Special Exceptions For the Site: 1 For Office Use, 1 For a Community Center to be used jointly by the adjacent Synagogue, the adjacent Community & the On-Site Apartments (300 Acres)
5. Proposed Use of Property:
 - A. 124 Acres For Office Use
 - B. 501 Acres For Housing for the Elderly & Community Center
6. Offstreet Parking Data:
 - A. Office Area - 23,400 Sq Ft Requiring 62 Spaces
 - B. Proposed Parking for Office Area - 74 Spaces
 - C. No. of Dwelling Units in Apt Area - 150; No. of Dwelling Units - 112 x 15 = 168 Spaces required
 - D. No. of Proposed Spaces for Apartment Spaces
 - E. Area of Community Bldg - 16,500 Sq Ft Requiring 55 Spaces
 - F. No. of Proposed Spaces - 125 Spaces

PLAT TO ACQUIRE

RECLASSIFICATION OF LAND IN VICINITY OF
LIBERTY ROAD AND SPRINGDELL AVE

Site Plan Dist. 1 of No. 2
Scale 1" = 50'

March 23, 1975

old Plat