



JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits,
Approvals & Inspections

December 12, 2024

Christopher D. Mudd
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Spirit and Intent Determination
Jewish Community Center
3518 Gwynnbrook Avenue
Case No. 1974-0157-X
4th Election District, 3rd Councilmanic District

Dear Mr. Mudd,

This is in reply to your recent letter that was sent to my attention. Based on the information provided therein and my review of the available zoning records, the following has been determined:

Provided the proposed pool, pool deck, bathhouse, and equipment shed comply with the boundaries of these cases and are built in accordance with the red-lined plan, then the proposed changes on the referenced property will be in the Spirit and Intent of the BCZR and the Zoning Commissioner's order in Case No. 1947-0157-X, Case No. 1992-0309-SPHXA, Case No. 1993-0170-A, Case No. 1997-0492-SHP, Case No. 1999-0094-SPHA, and Case No. 2007-04750-A

A copy of your request letter, this response, and the revised site plan will be recorded and made a permanent part of the zoning cases referenced above.

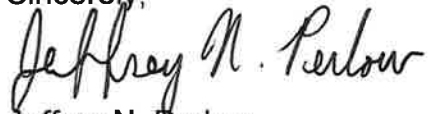
A verbatim copy of this response must be affixed to any building permit site plans prior to uploading the required documents to the building permit application online portal.

This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

The foregoing is merely an informal opinion. It is not an expert or legal opinion, it is not intended to be relied on as expert or legal advice, and it is not legally or factually binding on Baltimore County or any of its officials, agents, or employees. Baltimore County expressly disclaims any and all liability arising out of, or in any way connected with the information provided in this document, or any interpretation thereof.

I trust that the information outlined in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow". The signature is written in dark ink and is positioned above the printed name and title.

Jeffrey N. Perlow
Zoning Supervisor
Zoning Review Office
P.A.I

JNP:jjk

Cc: Zoning Case Files for 1974-0157-X

Christopher D. Mudd

t 410.494.6365
f 410.821.0147
cdmudd@venable.com

December 9, 2024

Jeffrey Perlow, Supervisor
Office of Zoning Review
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204

Re: **Request for Zoning Spirit and Intent Confirmation**
4th Election District, 2nd Councilmanic District
Jewish Community Center - 3518 Gwynnbrook Avenue

Dear Mr. Perlow:

I am writing on behalf of The Associated Jewish Charities of Baltimore ("AJC"), legal owner of the above-referenced property (the "Property"), to request confirmation that the described improvements to the existing Jewish Community Center campus in Owings Mill are within the "spirit and intent" of the prior granted zoning relief.

By way of background, in the 1970s, AJC purchased a 157± acre tract (the "Tract") of land located northwest of the intersection of Garrison Forest Road and Gwynnbrook Avenue. In 1974, AJC sought and received approval of a zoning special exception on 43± of the acres within the Tract to be used as "community buildings, swimming pools, and/or other structures or land uses devoted to civic, social, recreational, or educational uses." See Case No. 1974-0157-X.

Thereafter, AJC constructed the facility, and it continues to operate the Jewish Community Center on the Property. The uses and/or facilities have been amended either through zoning confirmation/spirit and intent letters or subsequent zoning cases. See Case No. 1992-0309-SPHXA; Case No. 1993-0170-A; Case No. 1997-0492-SHP; Case No. 1999-0094-SPHA; and Case No. 2007-04750-A and referenced approvals.¹

¹ In 2016, AJC processed a Development Plan for the entire Tract. This plan reflected the then existing conditions on the campus and on the adjacent Weinberg Village campus. Additionally, the Development Plan reflected the development of 83± acres with a single-family residential community. After public hearing, the Development Plan was approved. A Final Development Plan was also prepared for the area of development.

Jeffrey Perlow
December 9, 2024
Page 2

AJC now seeks to make improvements on the western side of the Jewish Community Center campus within an area that is currently used for recreational purposes. Some portions of this area have physical improvements (e.g., existing pool, sheds), and others are open areas on which temporary shade structures have been erected for camp activities or other events. The existing condition of this area is shown under "Existing Conditions" on the attached Plan to Accompany Spirit and Intent Letter. The existing improvements include a pool, pool deck, and two sheds. AJC intends to remove/raze these improvements.

Then, in the same general area, AJC proposes to construct a new pool, pool deck, bathhouse, and equipment shed as shown under "Proposed Conditions" on the attached plan. There is currently no bathhouse to serve the pool. The lack of a bathhouse means that swimmers must enter the main building to use the facilities. The need for a bathhouse has long been recognized.

As indicated above, the proposed improvements would be constructed within an area currently used for recreational purposes. These improvements would be solely for the use of the members and camp-goers of the Community Center and are consistent with the relief granted in Case No. 1974-0157-X and subsequent cases. The improvements will respect the established forest conservation easement and would be well-buffered from adjacent properties by the existing trees within that easement.

By way of this letter, I am seeking confirmation that the proposed improvements would be considered to be within the spirit and intent of the relief granted in the prior zoning cases and that AJC would be permitted to move forward to permitting without the need to seek additional zoning relief. I have included a check in the amount of \$200.00, made payable to Baltimore County, Maryland, to cover the administrative fee associated with this request.

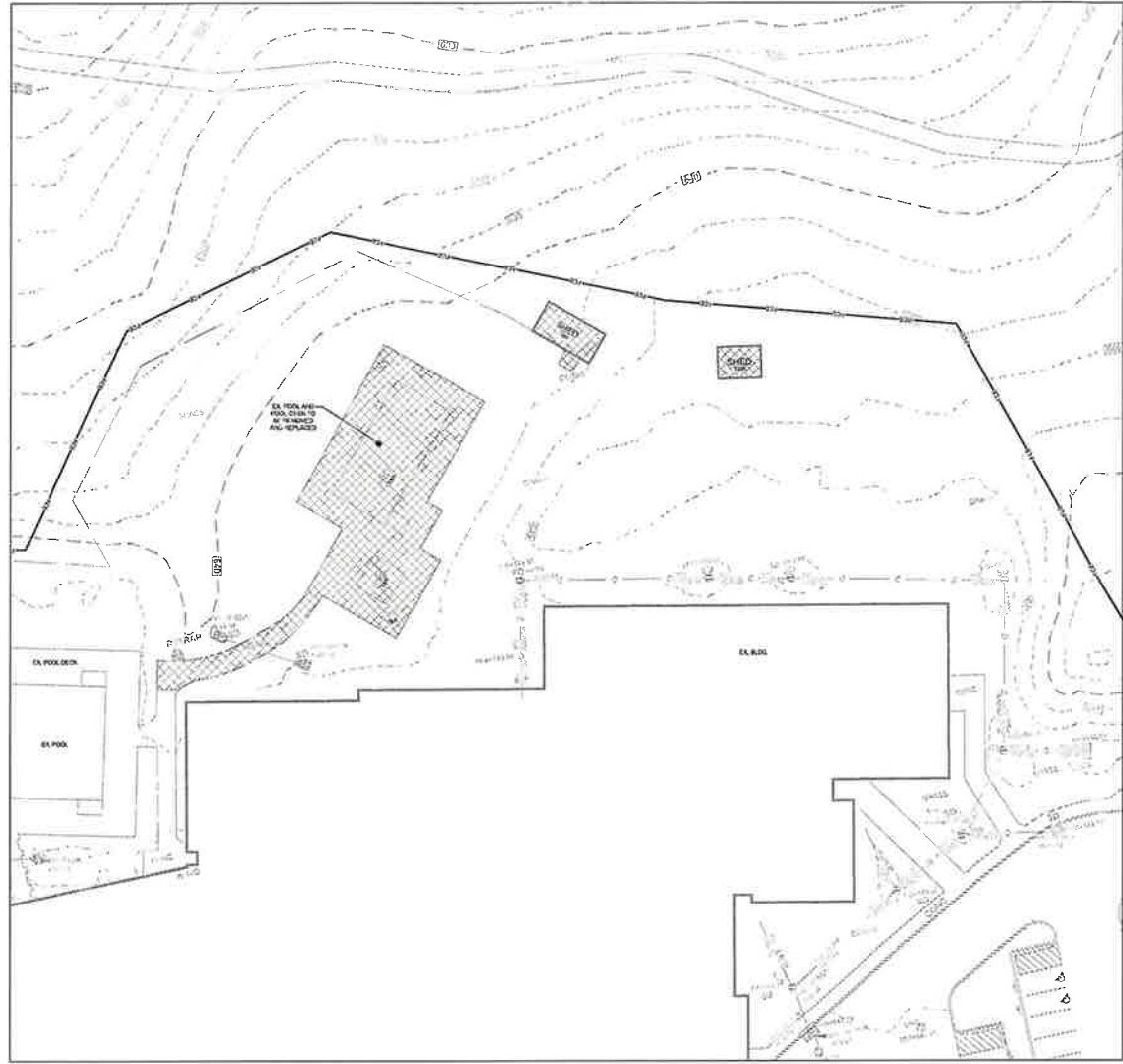
If you have any questions about this request, please feel free to contact me.

Very truly yours,

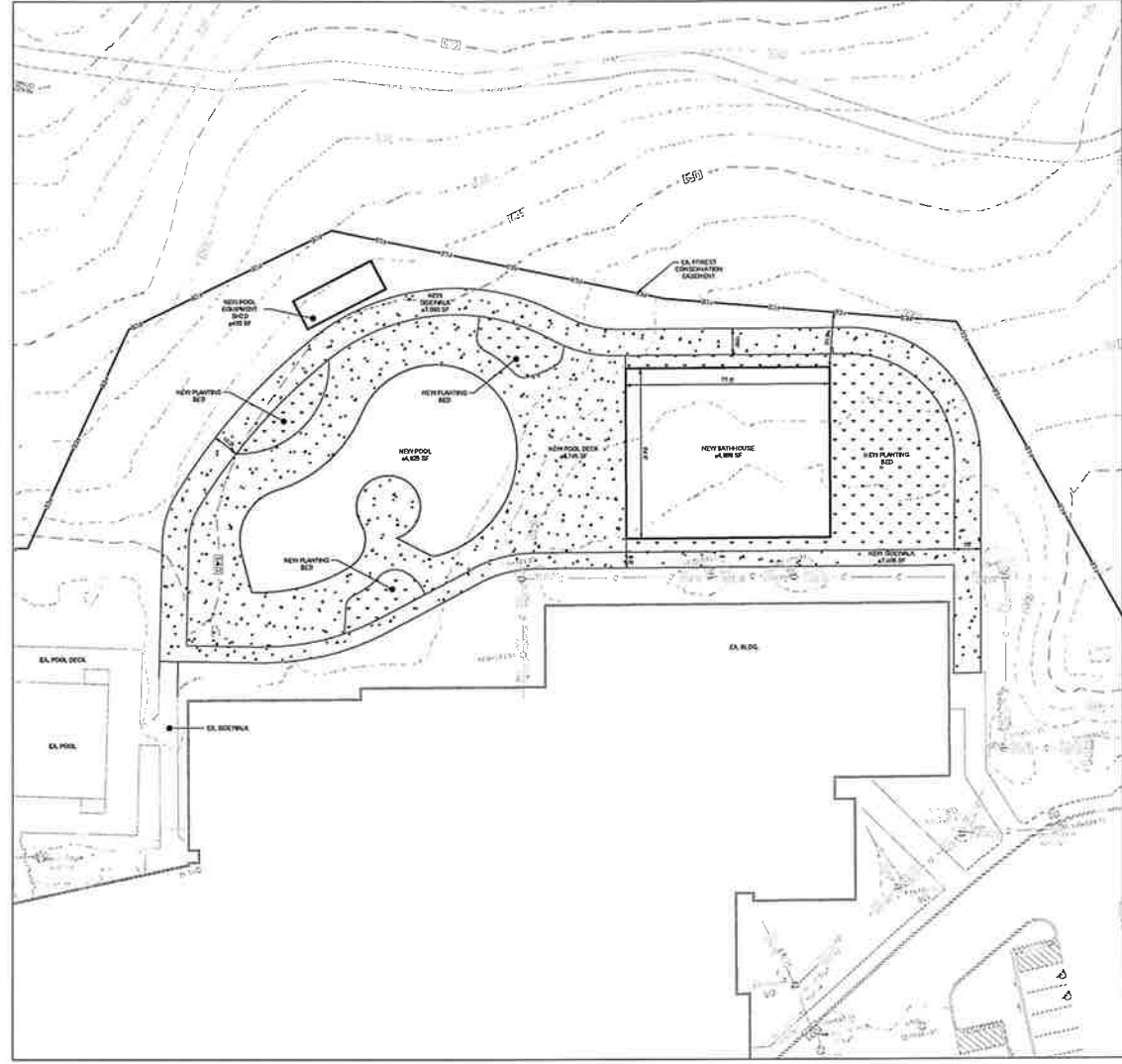

Christopher D. Mudd *CDM*

Enclosure

COUNTY APPROVAL	
DPO ITEM NUMBER _____	PAJ # _____
AMENDMENT NUMBER _____	REF. _____
PURPOSE OF AMENDMENT _____	
COMPASS JOURN. TITLE-PAGE LANDSCAPE ARCHITECT NAME: MATT BISHOP ADDRESS: 2154 HUNTERDON AVE., SUITE 305, TOWSON, MD 21204 PHONE: 410-895-8123 FAX: 410-895-8124 E-MAIL: MATT.BISHOP@COMPASSJOURNAL.COM	
	PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THE SE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3395 EXPIRATION DATE: 06/20/2026



EXISTING CONDITIONS
SCALE: 1" = 20'



PROPOSED CONDITIONS
SCALE: 1"=20'

Plan to Accompany Spirit and Intent Letter

Baltimore County, Maryland

09/03/2024

F546268

Ref.	Invoice. #	Invoice Date	Description	Amount Paid
	083024PAM01	08/30/2024	AJC/Gwynnbrook - Filing fee for Spirit & Intent Letter.	200.00
Check Total:				200.00

VENABLE LLP • 750 E. Pratt Street Suite 900 • Baltimore, Maryland 21202

09/03/2024

Vendor #: 3094

F546268

Baltimore County, Maryland

Ref. #	Invoice. #	Invoice Date	Description	Amount Paid
	083024PAM01	08/30/2024	AJC/Gwynnbrook - Filing fee for Spirit & Intent Letter.	200.00
Check Total:				200.00

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William D. Groff, Jr., Executor of the Estate of Frank L. Price, Jr.
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 as N.A. zone to an
N.A. zone; for the following reasons:

(Not Applicable)

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 community buildings, swimming pool and/or
other structural or land use devoted to civic, social, recreational and
educational uses in a D.R. 1 zone, and a 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.

ASSOCIATED JEWISH CHARITIES OF

ESTATE OF FRANK L. PRICE, JR.

BALTIMORE

By: William D. Groff, Jr.

Contract purchaser:

William D. Groff, Jr., Legal Owner Executor

Address: 319 West Monument Street

c/o Edmund P. Dandridge, Jr., Esq.

Baltimore, Maryland 21201

Address: Honorable, Senator & Howard

James D. Nolan, Petitioner's Attorney

1800 Mercantile Bank & Trust Bldg.

204 W. Penna. Ave., Towson 21204

Two Hopkins Plaza

204 W. Penna. Ave., Towson 21204

Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of November, 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 through

out Baltimore County, that property be posted, and that the public hearing be held before the Zoning

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

County, on the 26th day of January, 1974 at 1:00 o'clock

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MCA
KATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Road, Baltimore, Maryland 21204 • Tel. (301) 623-0900

DESCRIPTION

**40 ACRE PARCEL, NORTH SIDE OF GWYNBROOK AVENUE, WEST OF
GARRISON FOREST ROAD, PART OF THE LAND OF FRANK LESLIE PRICE,
FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.**

This Description is for Special Exception

Beginning for the same at a point on the center line of Gwynbrook Avenue,
as referred to in the deed to Frank Leslie Price recorded among the Land Records
of Baltimore County in Liber W.P.C. 434, page 235, at the distance of 1155 feet,
more or less, as measured westerly along said center line of Gwynbrook Avenue
from its intersection with the center line of Garrison Forest Road and from the
beginning of the land described in said deed, running thence binding on the center
line of said Gwynbrook Avenue and reversely on the outlines of said land five
courses: (1) S 69° 40' W 350 feet, more or less, (2) S 65° 55' W 235 feet, (3) S 71°
25' W 373 feet, (4) S 81° 05' W 117 feet, and (5) S 85° 35' W 278.75 feet, thence
reversely along a part of the west outline of the land herein referred to, (6) N 03°
30' W 1650 feet, more or less, thence two courses: (7) N 86° 30' E 1080 feet,
more or less, and (8) S 12° 00' E 1365 feet, more or less, to the place of beginning.
Containing 40 acres of land, more or less.

RL:smpl

J.O. #68256-A



Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Development ■ Parks ■ Recreation ■ Land Use ■ Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 28, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition #74-157-X, North side of Gwynbrook Ave. 1155 feet, more or less,
West of Garrison Forest Road.
Petition for Special Exception for a Nursery School
Petitioner - Estate of Frank L. Price, Jr.

4th District

HEARING: Monday, January 28, 1974 (1:00 P.M.)

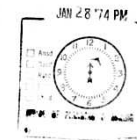
The staff of the Office of Planning and Zoning has reviewed the subject
petition and has the following comments to offer:

The community building and/or nursery school may be compatible with
surrounding land use in this area depending upon the intensity of use
being proposed. The petitioner has not supplied information which
defines the intensity of use here. For example, the number of students
anticipated patronage of the pool and community building, etc. Therefore,
the petitioner has not provided sufficient data for this office to perform
a meaningful evaluation of this petition at this time.

If the proofs of Section 502.1 are met, any development should be conditioned
to conform with an approved site plan.

William D. From
William D. From, Director of Planning

WDF:MEG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

December 10, 1973

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Item #92
Special Exception
William D. Groff, Jr., Executor of the
Estate of Frank L. Price, Jr.

Dear Mr. Nolan:

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 recommenda-
tions as to the appropriateness of the requested zoning.

The subject property is located on the north side of Gwynbrook
Avenue, 1155 feet west of Garrison Forest Road, in the 4th District
of Baltimore County. The property, which is currently zoned D.R. 1,
is improved with a single family dwelling. However, there are
other structures on adjoining land also owned by the petitioner.
On the opposite side of Gwynbrook Avenue, there are a few individual
homes which face this property. Water and sewer are not currently
available to this property, and Gwynbrook Avenue is not improved
insofar as curb and gutter are concerned.

The site plan as submitted is sufficient. However, the parking
breakdown should be clarified. A genuine concern is expressed with
regard to traffic that would be generated by the development of
this property, especially since Gwynbrook Avenue is generally a
narrow winding road. (See Traffic Engineering for further comments.)

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

JOO:jrb

Enclosure

cc: MCA, 1020 Cromwell Bridge Road, Baltimore, Maryland 21204

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
CHIEF

WILLIAM T. MELZER
DEPUTY TRAFFIC ENGINEER

December 12, 1973

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

Re: Item 92 - ZAC - November 20, 1973
Property Owner: William D. Groff, Jr., Executor
of Estate of Franklin L. Price, Jr.
Gwynbrook Avenue W. of Garrison Forest Road
S.E. for community buildings
District 4

Dear Mr. DiNenna:

This department has reviewed the submitted plan and has the
following comments.

1. The primary road in this area is Reisterstown Road which
has severe traffic problems at this time, and these problems
can be expected to continue for several years.
2. Gwynbrook Avenue is a narrow, poorly graded and badly
constructed road. The intersection of Gwynbrook Avenue and
Reisterstown Road is hazardous, due to the limited sight distance
at the intersection, caused by a high bank at the intersection
and a vertical curve on Reisterstown Road immediately south of
the intersection.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nlc

James D. Nolan, Esq.
204 W. Pennsylvania Ave.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing
this 23rd day of November 1973.

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Frank L. Price

Petitioner's Attorney: James D. Nolan, Esq.

1020 Cromwell Bridge Rd.
Baltimore, Md. 21204

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

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



December 10, 1973

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

Dear Mr. DiNenna:

Comments on Item #92, Zoning Advisory Committee Meeting, November 20, 1973, are as follows:

Property Owner: William D. Groff, Jr., Executor of the Estate of Franklin L. Price, Jr.
Location: N/S of Gwynbrook Ave., W of Garrison Forest Road
Existing Zoning: D.R. 1
Proposed Zoning: Special exception for community buildings, swimming pool, and or other
structural or land use devoted to civic, social, recreational and
educational uses

No. of Acres: 40
District: 4th

The site plan must be revised to correct the building areas and parking calculations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3281

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, a Special Exception for Community Buildings, Swimming Pool and/or other structural or land use devoted to civic, social, recreational, and educational uses, and a Special Exception for a Nursery School, both in a D.R.1 Zone, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of February, 1977, that the Special Exception for Community Buildings, Swimming Pool and/or other structural or land use devoted to civic, social, recreational, and educational uses; and a Special Exception for a Nursery School, both in a D.R.1 Zone, should be GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, the Office of Planning and Zoning, the Baltimore County Health Department, and the Baltimore County Fire Department.

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 5th day of February, 1977, 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 D.R.1 Zone, and/or the Special Exception for

Zoning Commissioner of Baltimore County

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

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

November 29, 1973

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

Re: Item #92 (10/13-1973)
Property Owner: William D. Groff, Jr., Executor of the Estate of Franklin L. Price, Jr.
N/S of Gwynnbrook Ave., W. of Garrison Forest Rd.
Existing Zoning: D.R.1
Proposed Zoning: Special exception for community buildings, swimming pool and/or other structural or land use devoted to civic, social, recreational and educational uses
No. of Acres: 40 District: 4th

Dear Mr. DiNenna:

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

Highways:

Gwynnbrook Avenue, an existing public road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering and must be constructed in accordance with Baltimore County Standards.

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.

Storm Drainage:

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

Item #92 (10/13-1973)
Property Owner: William D. Groff, Jr., Executor of the Estate of Franklin L. Price, Jr.
Page 2
November 29, 1973

Storm Drainage: (Cont'd)

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.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which appears to be located beyond the Baltimore County Metropolitan District and the limits of the Baltimore County Comprehensive Water and Sewage Plan for 1970-1980, Amended 1971, and is within the Gwynne Falls Drainage Area.

Very truly yours,

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

END:RAM:MR:as

cc: G. Reier

T-W & NW Key Sheets
Sh thru 58 NW 29 & 30 Pos. Sheets
NW 14 & 15 N Topo
49 & 58 Tax Maps

Baltimore County Fire Department



Towson, Maryland 21204
410-7310

J. Austin Dietz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: William D. Groff, Jr., Executor of the Estate of Franklin L. Price, Jr.
Location: N/S of Gwynnbrook Ave., W of Garrison Forest Rd.

Item No. 92 Zoning Agenda November 13, 1973

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.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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 [location] is not acceptable.
4. EXCEED 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.
5. 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. Site plans are approved as drawn.
6. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 30, 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 Item 92, Zoning Advisory Committee Meeting November 20, 1973, are as follows:

Property Owner: William D. Groff, Jr., Executor of the Estate of Franklin L. Price, Jr.
Location: N/S Gwynnbrook Ave., W of Garrison Forest Rd.
Present Zoning: D.R.1
Proposed Zoning: Special Exception for community buildings, swimming pool and/or other structural or land use devoted to civic, social, recreation and education.
No. Acres: 40
District: 4

Metropolitan water and sewer must be extended to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Swimming Pool Comments: Prior to approval, complete plans and specifications of pool and bathhouse must be submitted, showing location of pool, bathhouse, parking area, location of utilities and method of disposing of backwash (filter).

A moratorium was placed on new sewer connections in the Gwynne Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Sept. 13, 1973; therefore, approval may be withheld for this connection.

Very truly yours,

THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:am
cc: W.L. Phillips
K.A. Schmidt

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 20, 1973

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

Z.A.C. Meeting of: November 20, 1973

Re: Item 92
Property Owner: William D. Groff, Jr., Executor of the Estate of Franklin L. Price Jr.
Location: N/S of Gwynnbrook Ave., W. of Garrison Forest Rd.
Present Zoning: D.R.1
Proposed Zoning: Special exception for community buildings, swimming pool, and/or land use devoted to civic, social, recreational and educational uses.

District: 4th
No. Acres: 40

Dear Mr. DiNenna:

The proposed use of this tract would only result in a loss of approximately 20 students.

Very truly yours,
W. Nick Petrovich
Field Representative

WHP/ml

H. CHURCH PARKS, President
LUSHER C. AYER, Vice President
MRS. ROBERT L. BERRY

MARION M. BOUTA'S
JOSEPH A. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD C. WILCOX

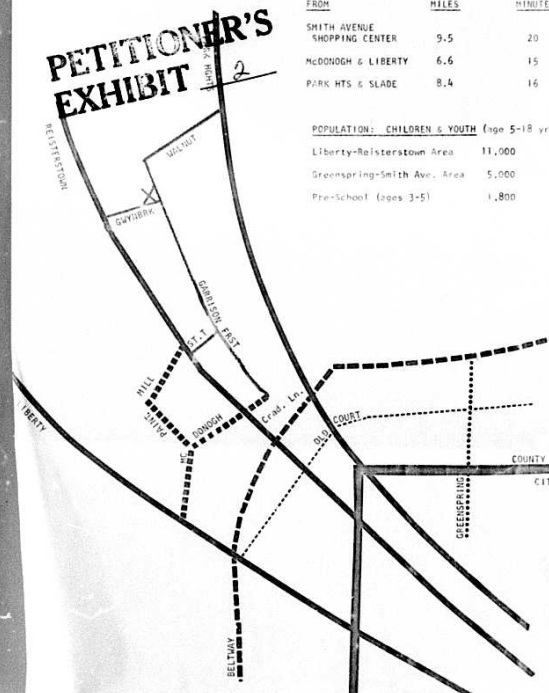
PROPOSED YOUTH FACILITY

PETITIONER'S
EXHIBIT 2

FROM	MILES	MINUTES
SMITH AVENUE SHOPPING CENTER	9.5	20
MCDONOUGH & LIBERTY	6.6	15
PARK HTS & SLADE	8.4	16

POPULATION: CHILDREN & YOUTH (age 5-18 yrs.)

Liberty-Reisterstown Area	11,000
Greensprings-Smith Ave. Area	5,000
Pre-School (ages 3-5)	1,800

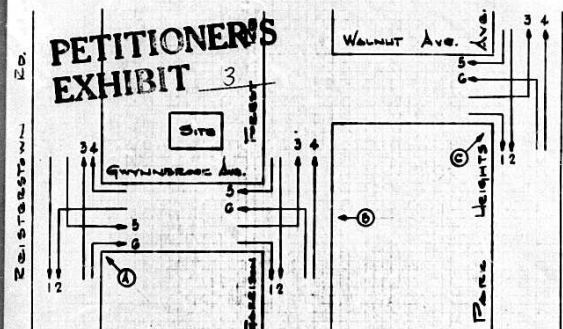


EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
1800 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

PROJECT: YOUTH CENTER
SUBJECT: YOUTH CENTER
BY: J.E.

JOB NO.
SHEET NO. 1 OF 1
DATE

PETITIONER'S
EXHIBIT 3



DATE	TIME	1A	2A	3A	4A	5A	6A	7A	8A	9A	10A	11A	12A	1P	2P	3P	4P	5P	6P	7P	8P	9P	10P	11P	12P
Feb. 1973	7:00 A.M.	1000	71	800	23	31	18																		
	4:00 P.M.	1000	71	800	23	31	18																		
	5:00 P.M.							8	9	28	6	23	14	6	23	0	36	6	20						
	6:00 P.M.							9	10	18	19	60	64	7	21	7	41	0	21						
	7:00 P.M.							0	21	30	23	105	29	5	42	2	05	9	36						
	8:00 P.M.							6	20	23	118	42	12	36	9	60	16	29							
	9:00 P.M.							3	6	18	2	27	5	9	21	2	22	7	19						
	10:00 P.M.							9	2	10	0	31	6	2	16	2	19	5	10						

[illegible]

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Iwcon, Baltimore County, Md., ~~on~~ on ~~the~~ the ~~one~~ one ~~time~~ time ~~before~~ before the 20th day of JANUARY, 1974, the first publication appearing on the 10th day of JANUARY 1974.

L. Frank Smith
Manager

Cost of Advertisement, \$.....

**PETITION FOR
SOCIAL EXCEPTION**

NOTING: Petition for Special Exception for Community Building: Swimming Pool and/or other structure or land use devoted to civic, social, recreational and educational uses in a D.R. 1 Zone.

LOCATION: North side of
Gwynnbrook Avenue 194 feet
more or less, West of Garrison
Forest Road.

DATE & TIME: MONDAY,
JANUARY 20, 1996 at 1:30 P.M.

PUBLIC HEARING: Room 302,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Planning Commission of Baltimore County, by authority of the Planning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for Community Buildings, Swimming Pool and/or other structures or land use devoted to civic, social, recreational and educational uses in a D.R. I Zone

Petition for Special Exception for a Nursery School

All that parcel of land in the Fourth District of Baltimore County

[illegible]

Being the property of Estate of Frank L. Price, Jr., as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, January 28, 1996 at 1:00 P.M.

Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Jan. 18

ORIGINAL

OFFICE OF



RANDALLSTOWN, MD. 21133 January 14 - 1974

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

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ~~one~~ one week before the 14th day of Jan. 1974, that is to say, the same was inserted in the issue of January 10, 1974.

STROMBERG PUBLICATIONS, Inc.

By Luth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 8 day of

Nov. 1973. Item 1

S. Eric DiNenno
Zoning Commissioner

Petitioner Estel J.F.L. Price Submitted by N. N. Harris

Petitioner's Attorney J. D. Nohy Reviewed by AK

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 13037
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 4, 1974 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CARRIER BMM - AGENCY YELLOW - CUSTOMER

James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

Petition for Special Exception for Estate of
Frank L. Price, Jr.--#74-157-X

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

DATE Jan. 28, 1974 ACCOUNT 01-662

AMOUNT ~~\$10.00~~

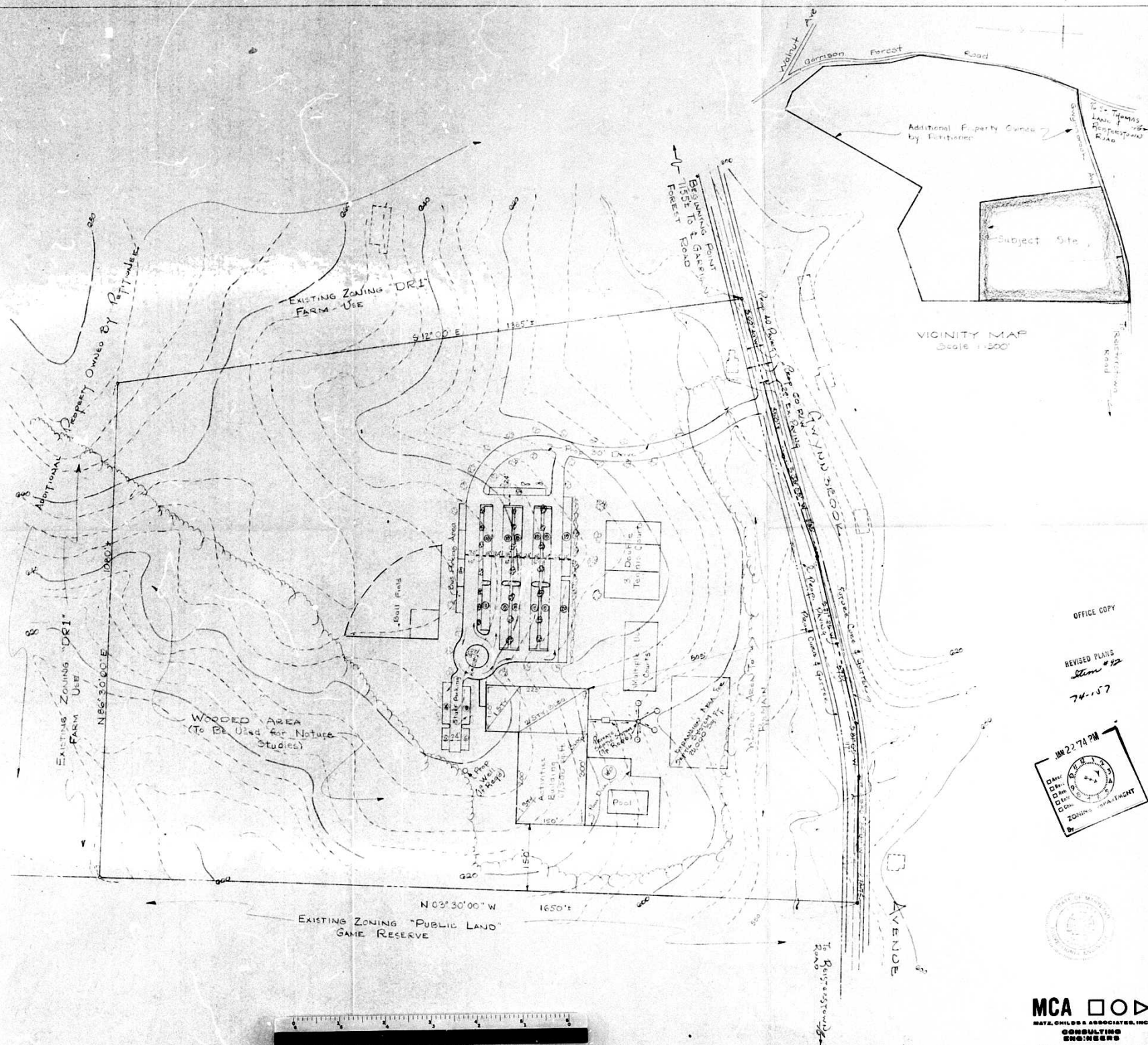
WHITE - CASHIER DISTRIBUTION
PINK - AGENCY

James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21201

Advertising and posting of property for
Frank L. Price, Jr.---#74-157-X

1. Total Area of Property Equals 188.1 Acres:
2. Area of Property Requesting "Special Exception" Equals 40.0 Acres:
3. Existing Zoning of Property "DR1".
4. Existing Use of Property "Farm Use".
5. Proposed Zoning of Property "DR1" with Special Exception.
6. Proposed Use of Area of Special Exception "Jewish Community Center".
7. Activities Areas Include:
 - A. Swimming Pool.
 - B. Softball Field.
 - C. Tennis Courts.
 - D. Multi-purpose Courts.
 - E. Activities Building (Nursery School & Indoor Classrooms)
 - F. Nature Trails.
 - G. Day Camp.
8. Off-street Parking Data:
 - A. Area of Building Equals 67,500 Sq. Ft.
 - B. Required Parking Equals 225 Spaces.
 - C. Proposed Parking Equals 243 Spaces & 4 Spaces for Bus Parking
9. Existing 12" Water Main Located In: Gwynnbrook Rd. 2025'± West of Subject Property.
10. Existing 24" Sanitary Sewer (Gwynn Falls Interceptor) Located 2375'± West of Subject Property.
11. A Private Well & Septic System will Be Utilized Should Public Utilities Not Be Readily Available

Garrison Forest Rd. & Gwynnbrook Avenue
Election District 4 Baltimore Co., Md.
Scale: 1"=100' October 30, 1973
Revised: January 18, 1974.



MCA □ ○ ▷
MATZ, CHILDS & ASSOCIATES, INC.

CONSULTING

ENGINEERS

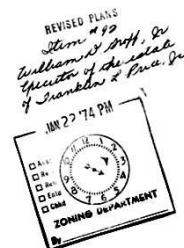
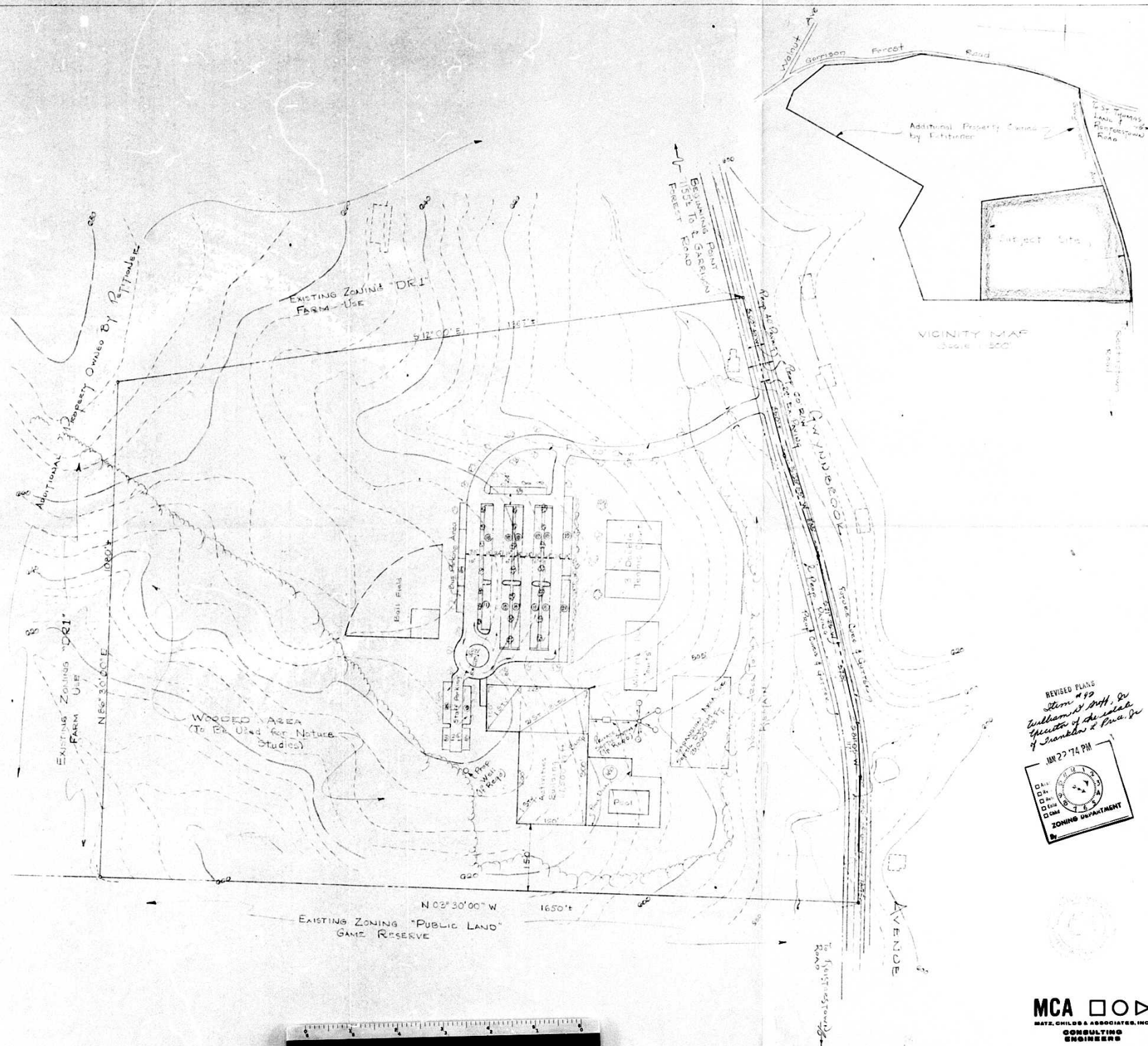
1020 Cromwell Bridge Rd., Baltimore, Md.

GENERAL NOTES

1. Total Area of Property Equals 138.1 Acres.
2. Area of Property Requesting "Special Exception" Equals 40.0 Acres.
3. Existing Zoning of Property "DR1".
4. Existing Use of Property "Farm Use".
5. Proposed Zoning of Property "DR1" with Special Exception.
6. Proposed Use of Area of Special Exception "Jewish Community Center".
7. Activities Areas Include:
 - A. Swimming Pool.
 - B. Softball Field.
 - C. Tennis Courts.
 - D. Multi-purpose Courts.
 - E. Activities Building (Nursery School & Indoor Classrooms).
 - F. Nature Trails.
 - G. Day Camp.
8. Off-street Parking Data:
 - A. Area of Building Equals 67,500 Sq. Ft.
 - B. Required Parking Equals 225 Spaces.
 - C. Proposed Parking Equals 243 Spaces & 4 Spaces for Bus Parking.
9. Existing 12" Water Main Located in Gwynnbrook Rd. 2025'± West of Subject Property.
10. Existing 24" Sanitary Sewer (Gwynn Falls Interceptor) Located 2375'± West of Subject Property.
11. A Private Well & Septic System Will Be Utilized Should Public Utilities Not Be Readily Available.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR PORTION OF PROPERTY VICINITY

Garrison Forest Rd. & Gwynnbrook Avenue
Election District 4 Baltimore Co., Md.
Scale: 1"=100'
Revised: January 18, 1974



GENERAL NOTES

1. Total Area of Property Equals 188.1 Acres:
2. Area of Property Requesting "Special Exception" Equals 40.0 Acres ±.
3. Existing Zoning of Property "DR1".
4. Existing Use of Property "Farm Use".
5. Proposed Zoning of Property "DR1" or "DR1 with Special Exception".
6. Proposed Use of Area of Special Exception "Jewish Community Center".
7. Activities Areas Include:
 - A. Swimming Pool.
 - B. Softball Field.
 - C. Tennis Courts.
 - D. Multi-purpose Courts.
 - E. Activities Building.
 - F. Nature Trails.
 - G. Day Camp.
8. Off-street Parking Data:
 - A. Area of Building Equals 67,500 Sq. Ft.
 - B. Required Parking Equals 225 Spaces.
 - C. Proposed Parking Equals 288 Spaces.
9. Existing 12" Water Main Located In Gwynnbrook Rd. 2025' ± West of Subject Property.
10. Existing 24" Sanitary Sewer (Gwynn Falls Interceptor) Located 2375' ± West of Subject Property.
11. A Private Well & Septic Systems Will Be Utilized Should Public Utilities Not Be Readily Available.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR PORTION OF PROPERTY VICINITY

Garrison Forest Rd. & Gwynnbrook Avenue
Election District 4 Baltimore Co., Md.
Scale: 1"=100' October 30, 1973



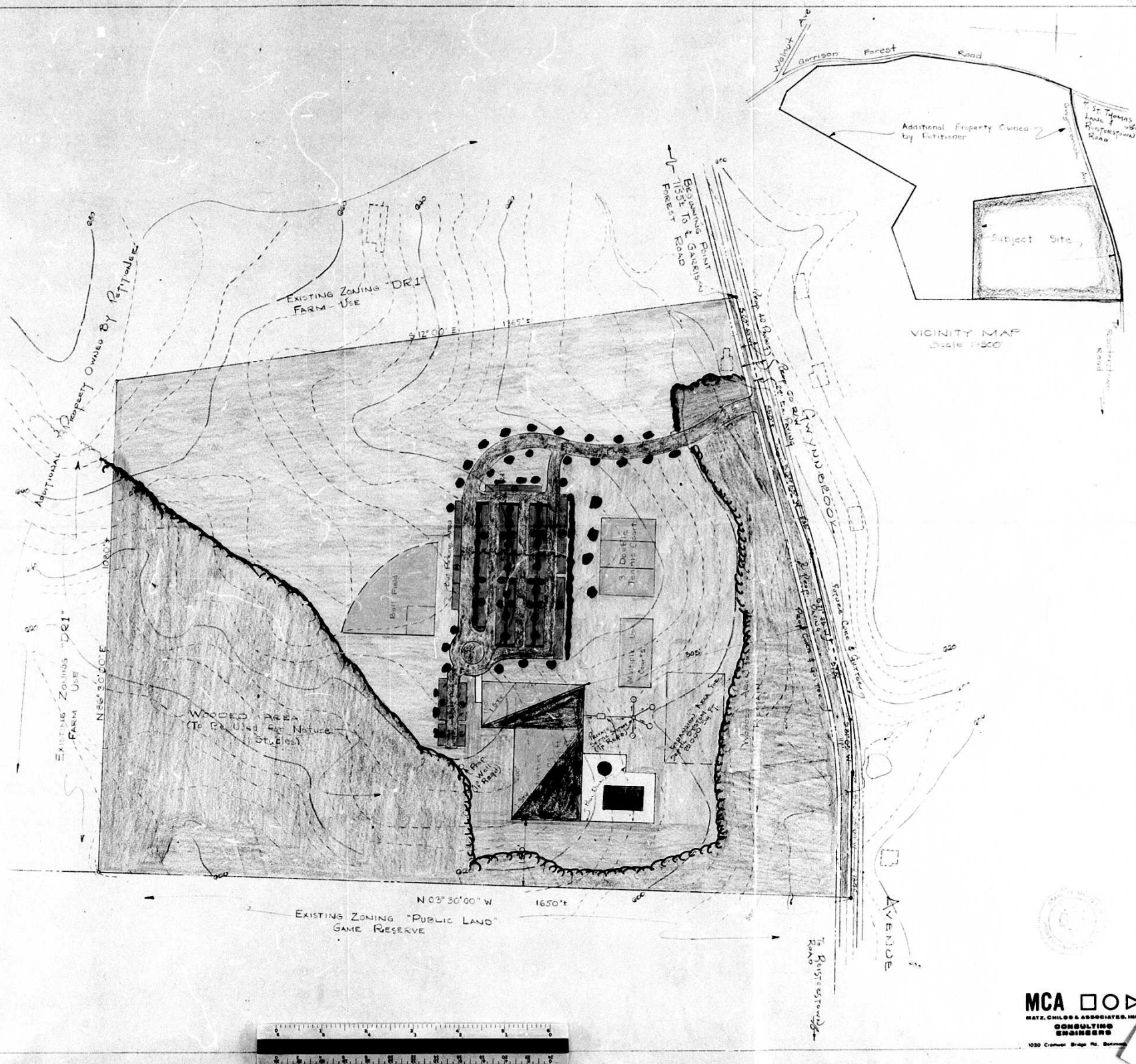
Pet x 1

GENERAL NOTES

1. Total Area of Property Equals 158.1 Acres.
2. Area of Property Requesting "Special Exception" Equals 40.0 Acres.
3. Existing Zoning of Property "DR1".
4. Existing Use of Property "Farm Use".
5. Proposed Zoning of Property "DR1" (DR1 with Special Exception).
6. Proposed Use of Area of Special Exception "Jewish Community Center".
7. Activities Areas Include:
 - A. Swimming Pool.
 - B. Softball Field.
 - C. Tennis Courts.
 - D. Multi-purpose Courts.
 - E. Activities Building (Nursery School & Indoor Classrooms).
 - F. Nature Trails.
 - G. Day Camp.
8. Off-street Parking Data:
 - A. Area of Building Equals 67,500 Sq. Ft.
 - B. Required Parking Equals 225 Spaces.
 - C. Proposed Parking Equals 243 Spaces + 4 Spaces for Bus Parking.
9. Existing 12" Water Main Located in Gwynnbrook Rd. 2025' ± West of Subject Property.
10. Existing 24" Sanitary Sewer (Gwynn Falls Interceptor) Located 2375' ± West of Subject Property.
11. A Private Well & Septic System Will Be Utilized Should Public Utilities Not Be Readily Available.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR PORTION OF PROPERTY VICINITY

Garrison Forest Rd. & Gwynnbrook Avenue
Election District 4 Baltimore Co., Md.
Scale: 1"=100'
October 30, 1973
Revised: January 16, 1974





Scale: 1"=200'



MAR 22 1974



LAW OFFICES OF
NOLAN, PLUMBOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

JAMES D. NOLAN
J. EARLE PLUMBOFF
NORTON A. WILLIAMS
WILLIAM M. HESSON, JR.
KENNETH H. MASTERS
THOMAS J. DENNER

December 3, 1975

The Honorable S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Petition for Special Exceptions
N/S of Gwynnbrook Avenue, 1155' W
of Garrison Forest Road-4th District.
Estate of Frank L. Price, Jr.-Petitioner.
NO. 74-157-X (Item No. 92)

Dear Commissioner DiNenna:

Our clients in this matter, the Associated Jewish Charities of Baltimore, have been working out various purchase details since this special exception was granted by your Order of February 5, 1974. While settlement for the property is imminent in this matter, actual construction cannot be begun by February 5, 1976, two years from the date of your Order, and hence we are respectfully requesting an additional 3-year extension, pursuant to Section 502.3 of the Regulations.

The Associated is very anxious to utilize this fine property for recreational facilities for its youth, and the requested extension will foster the health, safety and welfare of the community and its youth, as does the original special exception. Thanking you and your staff for your kind attention to this request for an extension, and requesting an early advice from you so we may schedule a settlement date in the near future, I am, with best regards of the holiday season,

Sincerely,

James D. Nolan

JDN/hl
cc: Edmund P. Dandridge, Jr., Esquire

William D. Groff, Jr.

Mr. Bernard T. Rosen and
Mr. Robert I. Hiller
Associated Jewish Charities

Wilbert H. Sirota, Esquire



James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

December 16, 1975

RE: Extension of Original Petition for
Special Exception
N/S of Gwynnbrook Avenue, 1155' W of
Garrison Forest Road - 4th Election
District
Estate of Frank L. Price, Jr. -
Petitioner
NO. 74-157-X (Item No. 92)

Dear Mr. Nolan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

RE: EXTENSION OF ORIGINAL PETITION : BEFORE THE
FOR SPECIAL EXCEPTION : ZONING COMMISSIONER
N/S of Gwynnbrook Avenue, 1155' W of :
Garrison Forest Road - 4th Election :
District : OF
Estate of Frank L. Price, Jr. - :
Petitioner : BALTIMORE COUNTY
NO. 74-157-X (Item No. 92) :

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of December, 1975, that the Special Exception for Community Buildings, Swimming Pool and/or other structural or land use devoted to civic, social, recreational, and educational uses; and a Special Exception for a Nursery School, both in a D.R.1 Zone, granted February 5, 1974, should be and the same is hereby extended for a period of three (3) years, beginning February 5, 1976, and ending February 5, 1979.

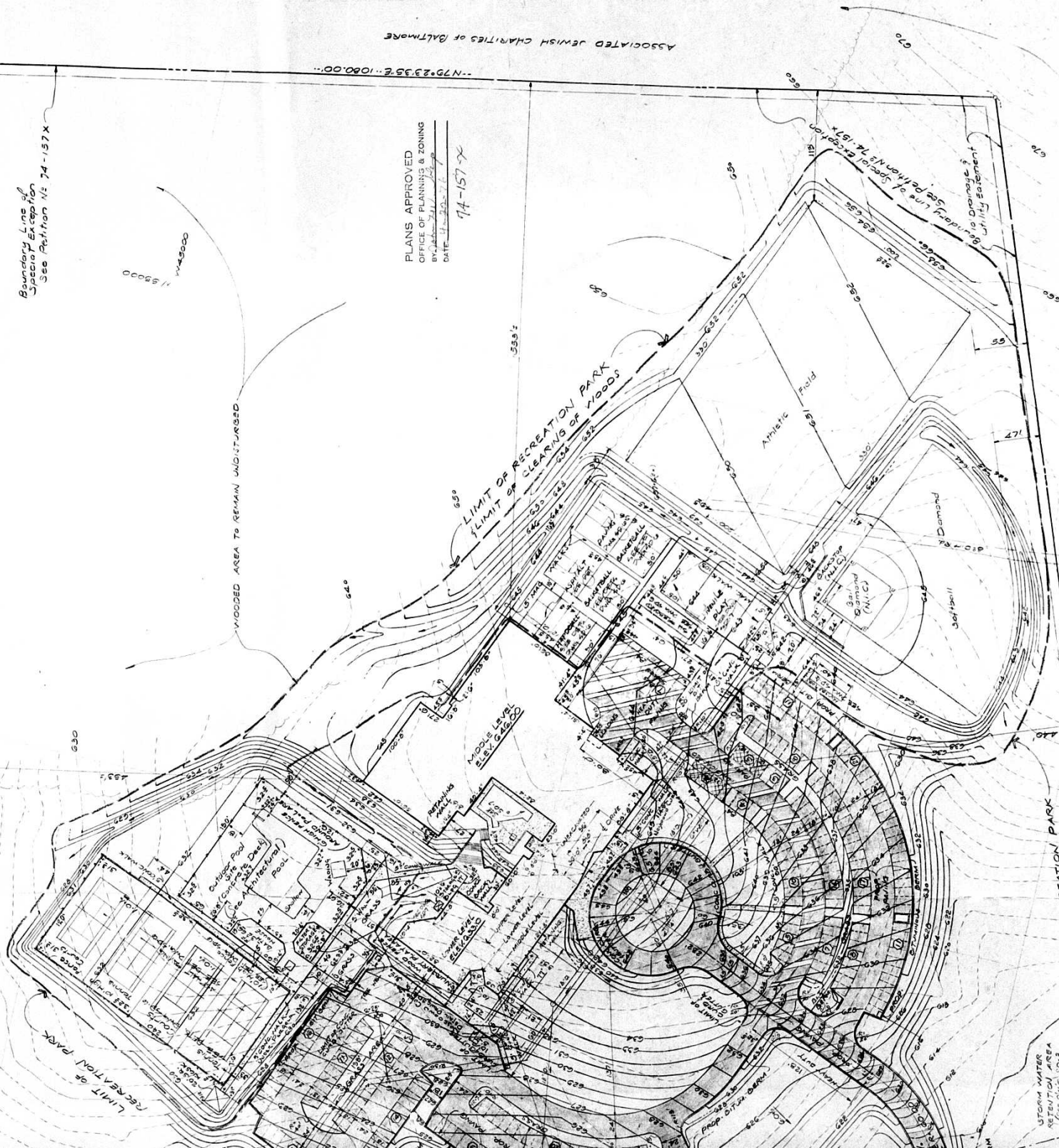
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE December 16, 1975

BY Shirley P. Lacey

© 2000 by The McGraw-Hill Companies



State of Maryland, Dept. of Game & Inland Fisheries

2146-167

Existing Zoning: "Public Land" 600

COUNTY DISTRICT LINE

610 N103°56'E-W-11350.00'

620

630

WOODED AREA TO REMAIN UNDISTURBED

BALTIMORE METROPOLITAN

Heavy Woods

LIMIT OF RECREATION PARK

Freeboard of 100 yr Storm

Tentative North R/W Line
AREA RESERVED FOR FUTURE EXTENSION
BALTA. CO. BUREAU OF
ENGINEERING

PROP. 8" S. BY OTHERS
SEE DWG 76-0030-11

PROP. 12" WATER MAIN BY OTHERS
SEE DWG 76-0028-3

GWYNNBROOK

GENERAL NOTES

1. TOTAL AREA OF PROPERTY = 152.1 AC.
2. AREA BEING DEVELOPED = 10.0 AC.
3. EXCEPTED AREA = 42.8 AC.
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AVENUE

GWYNNBROOK AVE.

LIMIT OF RECREATION PARK

EXISTING ZONING 'DR 1

ASSOCIATED JEWISH CHARITIES OF BALTIMORE

5893-032

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100