

PETITION FOR ZONING VARIANCE 84-355-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.2.B (V.B.2) to permit a distance between buildings of 50 feet instead of the required 100 feet and from 1B01.2E.18.2 to permit a maximum width of building of 630 feet instead of the permitted 300' subject to evidence in conformance with Special Exception* of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The school requires additional classrooms and cannot be accommodated in the existing structure and additional space must be constructed. The two separated school buildings require a covered walkway to help protect children in bad weather when walking from one building to the other.

*Procedures as provided in Sec. 502 and pursuant to Sec. 307

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)

Legal Owner(s):
Beth Tfiloh Congregation, Inc.
(Type or Print Name)

Signature _____
(Type or Print Name)

BY: _____
Signature Chairman of the Board

Address _____
(Type or Print Name)

Signature _____
(Type or Print Name)

City and State _____

Signature _____
Item 305

Attorney for Petitioner:
Julius W. Lichter
(Type or Print Name)

3300 Old Court Road 486-1900
Address Phone No.
Baltimore, Maryland 21208
City and State

Signature _____
Suite 113

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

305 W. Chesapeake Avenue
Address

Julius W. Lichter
Name Suite 113, 305 W. Chesapeake Ave. 21204 301-321-0600
Address Phone No.

Towson, Maryland 21204
City and State

Attorney's Telephone No.: 301-321-0600

Address

City and State

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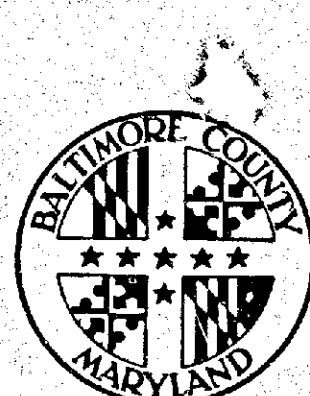
City and State

Address

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 11, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Beth Tfiloh Congregation, Inc.
SUBJECT: 84-355-A

Please note that landscaping is required in accordance with the Baltimore County Landscape Manual.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

accordance with the site plan prepared by Mark David Levin, AIA, revised May 5, 1984, and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to landscaping being installed in accordance with the Landscaping Manual and approval of the aforementioned site plan by the Office of Planning and Zoning.

Jan M. Deane
Deputy Zoning Commissioner of Baltimore County

RECEIVED FOR FILING
DATE 6/12/84
BY: [Signature]
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
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

Julius W. Lichter, Esquire
Suite 113
305 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 84-355-A (Item No. 305)
Petitioner - Beth Tfiloh Congregation, Inc.
Variance Petition

Dear Mr. Lichter:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

In view of your client's proposal to construct additions to the existing gymnasium and classrooms, this variance hearing is required. If the proposed "covered walkway" are constructed, the variance for building width is required, while the variance request for distance between buildings is required if said construction is not completed.

At the time of this writing, only the enclosed comments from the State Highway Administration were available. This petition was accepted on the date of the enclosed filing certificate.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:imh

Enclosures

cc: Kidd Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 12, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
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

Julius W. Lichter, Esquire
Suite 113
305 West Chesapeake Avenue
Towson, Maryland 21204

Case No. 84-355-A (Item No. 305)
Beth Tfiloh Congregation, Inc.
Variance Petition

Dear Mr. Lichter:

Enclosed please find additional comments submitted after my original comments of June 8, 1984.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Kidd Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

June 8, 1984

O-NW Key Sheet
31-34 NW 17 & 18 Pos. Sheets
NW 8 & 9 E Topo
68 Tax Map

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #305 (1983-1984)
Property Owner: Beth Tfiloh Congregation, Inc.
N/W Old Court Rd. 3000' N/E of Park Heights Ave.
Acre: 16.6 District: 3rd

Dear Mr. Jablon:

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.

General:

Baltimore County highway and utility improvements are not directly involved.

Old Court Road (Md. 133) is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 305 (1983-1984).

Very truly yours,

Robert S. Benson
Robert S. Benson, P.E., Asst. Chief
Bureau of Public Services

CSB:EAM:FWR:SS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 7th day of May, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Beth Tfiloh Cong., Inc.
Petitioner's Attorney: Julius W. Lichter

Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



State Highway Administration

Lowell K. Bridwell
Secretary
Hal Kassoff
Acting Administrator

May 24, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 5-22-84
ITEM: #305
Property Owner: Beth
Tfiloh Congregation, Inc.
Location: N/W side Old
Court Road (Route 133),
3000' N/E of Park Heights
Avenue
Existing Zoning: D.R. 2
Proposed Zoning: Variance
to permit a distance between
buildings of 50' in lieu of
the required 70' and to
permit a maximum width of
building of 630' in lieu
of the required 300'.
Acres: 16.6
District: 3rd

Dear Mr. Jablon:

On review of the submittal of 5-5-84, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: George Wittman

CL:GW:vrd
cc: Mr. J. Ogle

My telephone number is (301) 652-1350
Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203 - 0717

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S of Old Court Rd., 3,000' :
NE of Park Hgts. Ave. (3300 Old : OF BALTIMORE COUNTY
Court Rd.), 3rd District :
BETH TFILOH CONGREGATION, : Case No. 84-355-A
INC., Petitioner :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 6th day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Julius W. Lichter, Esquire, Suite 113, 305 W. Chesapeake Ave., Baltimore, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500
Direct Dial Number
321-5512

DESCRIPTION

16.6 ACRE PARCEL, NORTHWEST SIDE OF OLD COURT ROAD, 3000 FEET, MORE OR LESS, NORTHEAST OF PARK HEIGHTS AVENUE, BALTIMORE COUNTY, MARYLAND.

This Description is for Petition for Yard Variance.

Beginning at a point in the center of Old Court Road at the division line between the lands of George M. Shriver and Beth Tfiloh Congregation, said point being distant 3000 feet, more or less, as measured northeasterly along the center line of said Old Court Road, from the easterly side of Park Heights Avenue, running thence binding on the westerly outline of the land of said Beth Tfiloh Congregation, two courses: (1) N 66° 36' 05" W 388.59 feet and (2) N 14° 50' 54" W 979 feet, more or less, thence on a line parallel to and distant 2 feet northwesterly from the northwest side of the existing parking lot for said Beth Tfiloh Congregation, (3) north-easterly 685 feet, more or less, to a point on the northeast outline of said last mentioned land, the binding on said northeast outline (4) S 16° 39' 35" E 809 feet, more or less to the center of said Old Court Road, thence binding thereon six courses: (5) S 43° 28' 55" W 18.92 feet, (6) S 35° 38' 55" W 100.00 feet, (7) S 31° 58' 55" W 250.00 feet, (8) S 25° 08' 55" W 100.00 feet, (9) S 14° 48' 55" W 100.00 feet, and (10) S 11° 38' 55" W 28.78 feet to the place of beginning.

Containing 16.6 acres of land, more or less.

RWB:rjm

J.O. 1-60155

May 4, 1984

CONSULTING ENGINEERS

PETITION FOR VARIANCES

3rd Election District

ZONING: Petition for Variances
LOCATION: Northwest side of Old Court Road, 3,000 ft. Northeast of Park Heights Avenue (3300 Old Court Road)
DATE & TIME: Wednesday, June 20, 1984 at 11:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variances to permit a distance between buildings of 50 ft. instead of the maximum required 100 ft. and to permit a maximum width of building of 630 ft. instead of the permitted 300 ft., subject to evidence in conformance with Special Exception procedures as provided in Section 502 and pursuant to Section 307

Being the property of Beth Tfiloh Congregation, Inc., as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



PAUL H. REINCKE
CHIEF

June 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Beth Tfiloh Congregation, Inc.

Location: NW/S Old Court Road 3000' N/E of Park Heights Avenue

Item No.: 305

Zoning Agenda: Meeting of May 22, 1984

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 300 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.
- (X) 3. The vehicle dead end condition shown at new addition exceeds 300' dead-end, cul-de-sac. EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 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 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Ray Joseph* *George M. Wagonet*
Planning Division Fire Prevention Bureau
Special Inspection Division

/mb

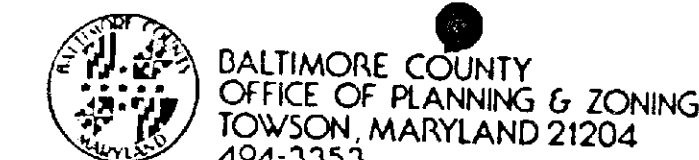
RE: PETITION FOR VARIANCE : BEFORE THE
NW/S of Old Court Road, 3,000 NE : DEPUTY ZONING COMMISSIONER
of Park Heights Avenue (3300 Old :
Court Rd.) - 3rd Election District : OF
Beth Tfiloh Co-gregation, Inc. - :
Petitioner : BALTIMORE COUNTY
No. 84-355-A (Item No. 305) :

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The herein petitioner requests variances to permit a maximum width of 630 feet in lieu of the permitted 300 feet and/or a distance between buildings of 50 feet in lieu of the required 100 feet.
2. Testimony presented by and on behalf of the petitioner indicated:
 - a. The congregation proposes additions to the school gymnasium and classroom building that would contain a lounge, assembly room, science and music rooms, and four additional classrooms.
 - b. The eastern addition, if not connected by the proposed covered walk, would require a variance to allow 50 feet between buildings.
 - c. The existing buildings, as currently joined together, exceed 300 feet in length. If the existing gymnasium and classroom building, with its additions, is connected to the other buildings, the length will be 630 feet.
3. No protestants appeared at the hearing in opposition.
4. The requested variances would be in strict harmony with the spirit and intent of the zoning regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of July 1984, that the herein Petition for Variance to permit a maximum width of 630 feet for a building in lieu of the permitted 300 feet and/or to allow a distance between buildings of 50 feet in lieu of the required 100 feet, in



ARNOLD JABLON
ZONING COMMISSIONER

June 12, 1984

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Suite 113
Towson, Maryland 21204

Re: Petition for Variance
NW/S Old Court Rd., 3,000' NE of Park Heights
Avenue (3300 Old Court Road)
Beth Tfiloh Congregation, Inc. - Petitioner
Case No. 84-355-A

Dear Mr. Lichter:

This is to advise you that \$51.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

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

No. 130551

DATE: 6-20-84 ACCOUNT: R-01-615-000

AMOUNT: \$51.00

RECEIVED FROM: *Julius W. Lichter, Esq.*
FOR: *Advertising & posting Case 84-355-A*
(Beth Tfiloh Congregation, Inc.)

6 048*****510010 620-A

VALIDATION OR SIGNATURE OF CASHIER

OCT 30 1984

PETITION FOR VARIANCES
3rd Election District
ZONING: Petition for Variance
LOCATION: Northwest side of Old
Court Road, 1000 N. Northwest
of Park Heights Avenue (3300
Old Court Road)
DATE & TIME: Wednesday, June
20, 1984 at 11:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing for Variance to permit
a distance between buildings of 30
feet of the maximum re-
quired 100 feet and to permit a max-
imum width of building of 60 feet
instead of the permitted 40 feet.
In the event that this Petition is
granted, a building permit may be
issued within the thirty (30) day
period. The Zoning Commis-
sioner will, however, entertain any
request for a stay of the issuance
of said permit during the 30-day
period for good cause shown. Such
request must be received in writing by the
Zoning Commissioner on or before the
date of the hearing set above or
such hearing will be held.
By Order of J. J. J. J.
JULIUS W. LICHTER,
Zoning Commissioner
of Baltimore County
May 31, 1984

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 31, 1984
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
May 31, 1984.

THE JEFFERSONIAN,

Cost of Advertising 20.00

Julius W. Lichter, Esquire
305 W. Chesapeake Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variances
NW/S Old Court Rd., 3,000' NE of Park
Heights Avenue (3300 Old Court Road)
Beth Tfiloh Congregation, Inc. - Petitioner
Case No. 84-355-A

TIME: 11:00 A.M.

DATE: Wednesday, June 20, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

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

No. 130207

DATE 5/7/84 ACCOUNT R-01-615-000

AMOUNT \$100.00

RECEIVED FROM Julius W. Lichter
FOR Zoning Variance for Beth Tfiloh
Item 305

126*****1000010 6084A

VALIDATION OR SIGNATURE OF CASHIER

837-YMCA

LEGAL NOTICE

PETITION FOR VARIANCES
3rd Election District

ZONING: Petition for Variance

LOCATION: Northwest side of Old Court Road, 1000 N. Northwest of Park Heights Avenue (3300 Old Court Road)

DATE & TIME: Wednesday, June 20, 1984 at 11:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for Variance to permit a distance between buildings of 30 feet of the maximum required 100 feet and to permit a maximum width of building of 60 feet instead of the permitted 40 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during the 30-day period for good cause shown. Such request must be received in writing by the Zoning Commissioner on or before the date of the hearing set above or such hearing will be held.

By Order of J. J. J. J.

JULIUS W. LICHTER,
Zoning Commissioner
of Baltimore County
May 31, 1984

PUBLICATION

21

May 30 19 84

Expedited advertisement

newspaper published in Pikesville, Baltimore

County, Maryland before the 20th day of

June 19 84

the first publication appearing on the

20th day of May 19 84

the second publication appearing on the

day of May 19 84

the third publication appearing on the

day of May 19 84

THE NORTHWEST STAR

Manager

Cost of Advertisement \$26.00

THE LAW OFFICES OF
STEINBERG, LICHTER, COLEMAN & ROGERS
305 W. CHESAPEAKE AVENUE, TOWSON, MD. 21204 (301) 281-0900

May 21, 1984

EDWARD L. COLEMAN
COUNSEL

MEETINGS: P.A.
JULIUS W. LICHTER
DONALD F. ROGERS
MURRAY L. SHERMAN

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Beth Tfiloh Congregation
Item 305
Petition for Variance

Dear Mr. Jablon:

To confirm my previous request for an expedited hearing with
regard to the above Petition:

1. The variance request involves interior dimensions between the existing Synagogue and School Buildings and not from the boundaries of the property.
2. This is the only location that the school expansion can be placed.
3. It is absolutely necessary that the construction be completed in time for the start of the fall term due to greater school enrollment.
4. Construction is being delayed until the hearing is held and a decision is made with regard thereto.

Your prompt setting of a hearing date will be most appreciated.

Sincerely,

Julius W. Lichter

JWL:lsp

cc: Samuel Kroll, Inc.
Mark D. Levin, AIA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 3rd Date of Posting 6-2-84
Posted for: Variances
Petitioner: Beth Tfiloh Congregation
Location of property: NW/S Old Court Rd., 3,000' NE of Park Heights
Avenue (3300 Old Court Rd.)
Location of Signs: NW/S corner of Old Court & Torale Ave.
Remarks:
Posted by: L. J. Grossman Date of return: 6-8-84
Number of Signs: 1

LAW OFFICES OF
GOODMAN, MEAGHER & ENOCH
ATTORNEYS AND COUNSELLORS-AT-LAW
111 N. CHARLES STREET-7TH FLOOR
BALTIMORE, MD. 21201
TELEPHONE: (301) 752-3666

May 16, 1984

Nick Commodari, Zoning Officer
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Nick:

As per your request, I am enclosing herewith a copy of my
letter dated May 2, 1984 addressed to Douglas Swam in connection
with the Petition for Special Hearing filed on behalf of my
client, Dr. Larry E. Laborvit, pertaining to the optometrist
as an office use.

I would appreciate your cooperation in scheduling this
hearing as soon as possible, preferably the third week in June,
as the last week in June, I am completely tied up with real
estate settlements that must be completed prior to June 30,
1984.

Awaiting your reply in this matter, I remain

Very truly yours,

GOODMAN, MEAGHER & ENOCH

By: Leonard J. Grossman

LJG:jc
Enclosure

P. S. The address of the property is 6669 Security Boulevard.

Mr. Douglas Swam
Zoning Officer
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Doug:

Pursuant to my recent telephone conversation, I am enclosing
herewith an original and 2 copies of Petition for Special Hear-
ing filed on behalf of my client, Dr. Larry E. Laborvit, per-
taining to the optometrist as an office use.

As you know, I previously met with Mr. Jablon and he
advised me that he would allow this hearing to be heard under
the emergency provisions.

Please schedule this hearing as soon as possible as time is
of the essence. Also, enclosed herewith is 7 copies of the
description together with a check payable to Director of Finance
in the amount of \$100.00 representing the filing fee.

Awaiting notification of the hearing date and receipt for
the filing, I remain

Very truly yours,

GOODMAN, MEAGHER & ENOCH

By: Leonard J. Grossman

LJG:jc
Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 2, 1984

Julius W. Lichter, Esquire
Suite 113, 305 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
NW/S of Old Court Road, 3,000' NE
of Park Heights Avenue (3300 Old
Court Road) - 3rd Election District
Beth Tfiloh Congregation, Inc. -
Petitioner
Case No. 84-355-A (Item No. 305)

Dear Mr. Lichter:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon,

Item 3 of the above subject order advised that a "detailed
landscaping plan must be submitted for approval to the Office of Current
Planning to reflect appropriate screening between lots 11 B and 12 B,
after consultation with Mr. and Mrs. Fattis."

Cmsby Moore, the managing partner of the El Ray Partnership
and owner of Lot 12, Block B, has met with us and asked that we consider
doing the necessary screening of our lot (Lot 11, Block B) and thus have
total control of same. He has offered us a fair and reasonable considera-
tion to do this screening and we have accepted same.

As part of the negotiation, he has requested that we write
you of our satisfaction and further send a copy of this letter to the
Office of Current Planning of Baltimore County asking that they note
in their files that this restriction has been satisfied.

We would appreciate notice of this having been done.

Sincerely,

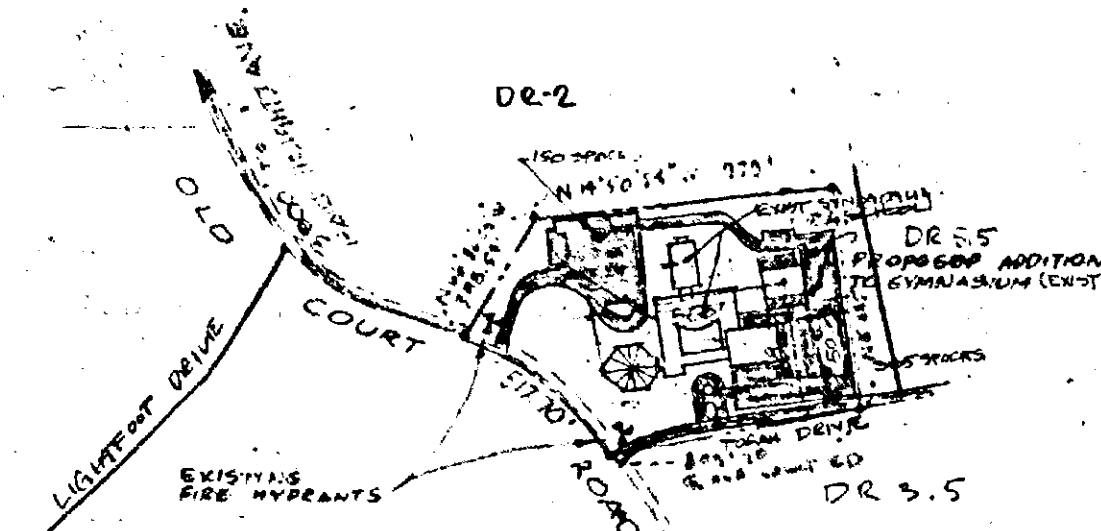
Arthur A. Fattis
Mary F. Fattis

Mary F. Fattis

CC: Office of Current Planning
Robert E. Carney, Esq.

The above satisfies Restriction 3 in Case No. 84-240-SPHA.

arl



PROPERTY PLAN SCALE: 1" = 500'

1. EXISTING BUILDING
2. EXISTING BUILDING
3. EXISTING BUILDING
4. EXISTING BUILDING
5. EXISTING BUILDING
6. EXISTING BUILDING

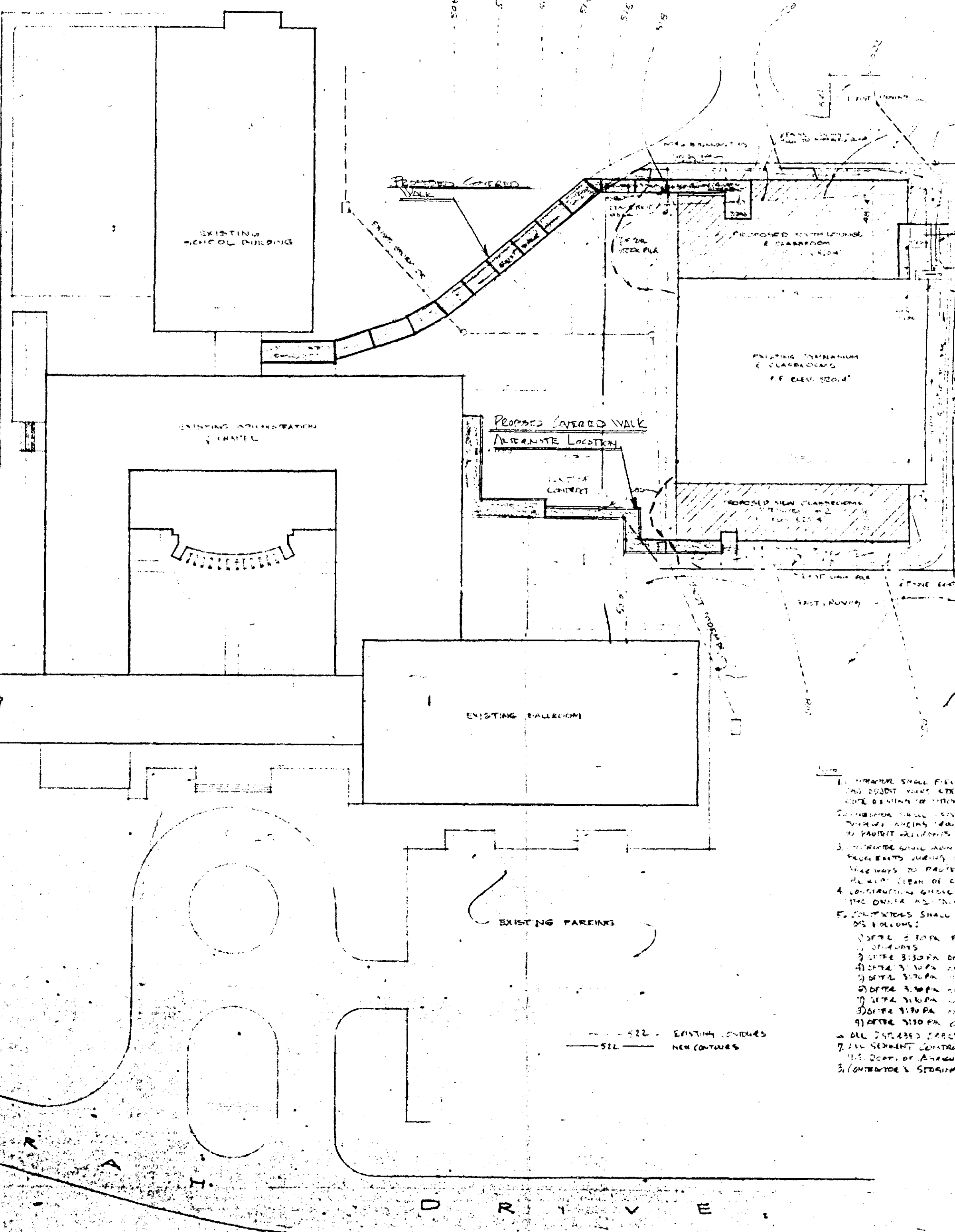
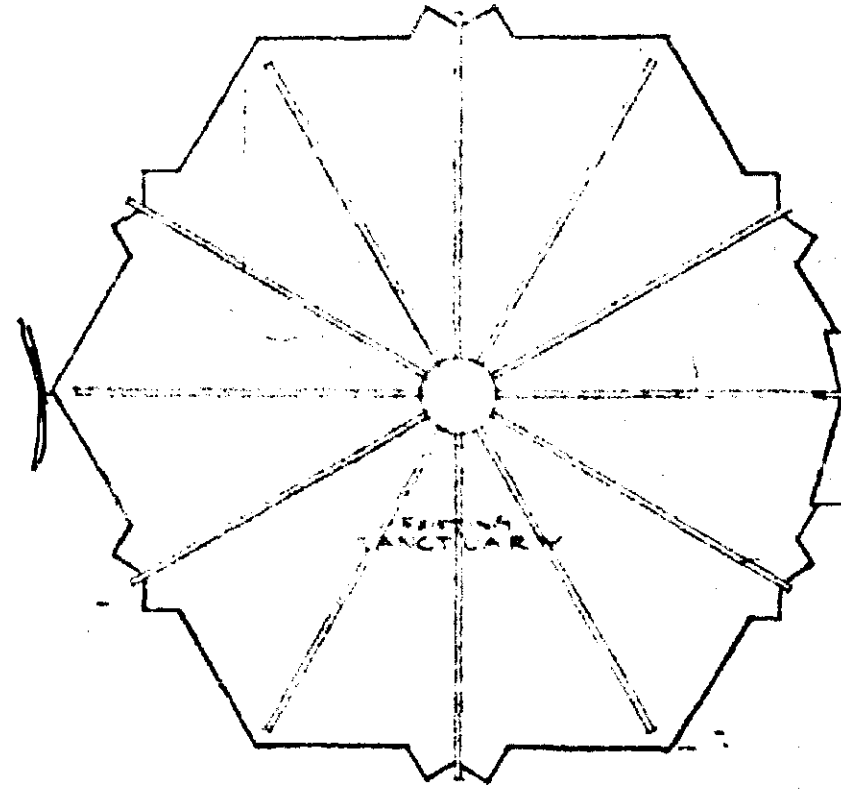
CONSTRUCTION NOTES:
1. SEE LAYOUT AND ON SITE FOR ALL DIMENSIONS.
2. EXISTING BUILDING TO BE DEMOLISHED WITHIN 180 DAYS.
3. EXISTING BUILDING TO BE DEMOLISHED WITHIN 180 DAYS.

USE GROUP: 1.4
EXISTING BLDG AREA: 10,000 sq ft
EXISTING BLDG CONSTRUCTION: 2.1
EXISTING BLDG AREA: 10,000 sq ft
EXISTING BLDG CONSTRUCTION: 2.1

USE GROUP: 1.4
EXISTING BLDG AREA: 10,000 sq ft
EXISTING BLDG CONSTRUCTION: 2.1
EXISTING BLDG AREA: 10,000 sq ft
EXISTING BLDG CONSTRUCTION: 2.1

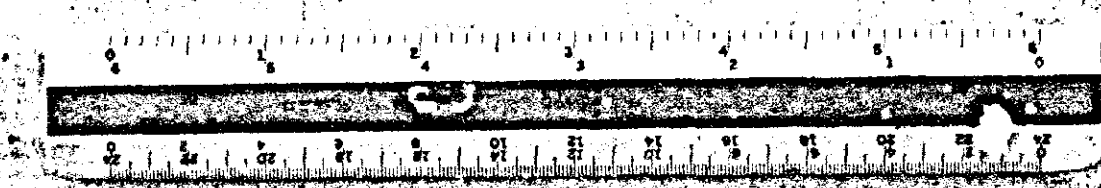
CLASSIFICATION: SYNAGOGUE (CHURCH)
ZONING SECTION: 400.2.6
SPACE REQUIRED FOR EACH SEAT: 1.5
CONCUBITY: 1500 SEATS - 250 SPACES REQUIRED
PARKING PROVIDED: 315 SPACES PROVIDED

PARKING
150 SPACES

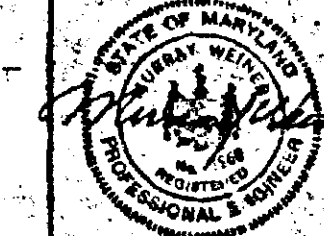


PARKING
365 SPACES

SITE PLAN (PARTIAL) SCALE: 1" = 500'



ZONING PLAT No. 1
FURTHER ZONING PLAT No. 1
A DISTANCE BETWEEN BUILDINGS OF 20' REQUIRED IN PLAT 2
BETH TRILLION CONGREGATION
2800 OLD COURT ROAD
PIKEVILLE, MARYLAND



Mark David Levin, AIA • Design Consultant
Architecture Planning Urban Design
1900 Sulphur Spring Road • Suite 150 Baltimore, Maryland
Phone: (301) 242-2755

