

PETITION FOR ZONING VARIANCE

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 409.2.b.(1) to permit 289 parking spaces (existing) in lieu of the required 375 spaces, also Section 1B01.2.B.2 to permit a building elevation width of 583 ft. in lieu of the allowed 300 ft.

- 1. The school and synagogue are used at separate times
2. Adequate parking exists for normal use; no overlap of facilities
3. Most of parking lot is normally not in use except for holidays when school is closed

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: Beth El Congregation of Baltimore Inc.
Legal Owner(s): Louis J. Glick, V.P.
Address: 9 W. Mulberry St. 752-1230
Attorney for Petitioner: Louis J. Glick

472

87-69-A

MAP NW-9E-1
E.O. 3
DATE 4/7/87

Beth El Congregation of Baltimore Inc.
9 W. Park Heights Ave., 217.42' SE

4-17-87

ORDER RECEIVED FOR FILING
DATE 8/8/86
BY Betty J. Zimmerman

Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 28th day of August, 1986, that the herein request for a zoning variance to permit 289 parking spaces, and additionally, to permit a building elevation width of 583 feet, in accordance with the plans submitted and identified as Petitioner's Exhibits 1 and 3, prepared by D. S. Thaler & Associates, Inc., dated June 11, 1986 and February 14, 1986, respectively, be and is hereby GRANTED, from and after the date of this Order.

Jean M.H. Jung
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE 8/8/86
BY Betty J. Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 28, 1986

IN RE: PETITION FOR ZONING VARIANCE BEFORE ME
NE/S of Park Heights Ave., 217.42' SE of the c/l of Michele Way
3rd Election District
OF BALTIMORE COUNTY
Beth El Congregation of Baltimore, Inc.
Petitioner
Case No. 87-69-A

The Petitioner herein requests a zoning variance to permit 289 parking spaces (existing) in lieu of the required 375 spaces, and additionally, to allow a building elevation width of 583 feet in lieu of the permitted 300 feet to construct an addition.

Testimony on behalf of the Petitioner indicated that the existing synagogue, social hall, school building and 289 parking spaces provide facilities for worship services as well as pre-school and Hebrew school for approximately 800 children. The Congregation proposes the construction of a school addition to better accommodate the existing students. Without a variance to permit a greater building elevation width, the activities for young children would have to be provided in two buildings separated by 40 feet.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the

John H. Denick, Esquire
Hunsey Building, Suite 916
Calvert & Fayette Streets
Baltimore, Maryland 21202

RE: Petition for Zoning Variance
NE/S of Park Heights Avenue
217.42' SE of the c/l of Michele Way
3rd Election District
Case No. 87-69-A

Dear Mr. Denick:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M.H. Jung
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCES

3rd Election District

Case No. 87-69-A

LOCATION: Northeast Side of Park Heights Avenue, 217.42 feet Southeast of the Centerline of Michele Way

DATE AND TIME: Tuesday, August 26, 1986, at 10:30 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 Zoning Variances to permit 289 existing parking spaces in lieu of the required 375 spaces and a building elevation width of 583 feet in lieu of the permitted 300 feet

Beth El Congregation of Baltimore, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21206 • (301) 864-1100

June 14, 1986

Description to Accompany
Zoning Variance Plat

Beth El Synagogue
3rd Election District
Baltimore County, Maryland

Beginning at a point measured 217.42' southeasterly along the east right of way line of Park Heights Avenue from the intersection of Michele Way and running thence the following twelve courses:

- 1) N 66° 48' 12" E, 883.59'; 2) S 23° 17' 17" E, 538.91'; 3) S 04° 32' 36" E, 439.93'; 4) S 89° 41' 19" W, 115.90'; 5) N 83° 36' 18" W, 145.26'; 6) N 79° 12' 03" W, 207.45'; 7) N 79° 17' 27" W, 213.00'; 8) N 88° 16' 57" W, 72.07'; 9) N 77° 56' 55" W, 86.89'; 10) N 27° 20' 07" W, 78.75'; 11) N 26° 14' 21" W, 291.03'; 12) N 25° 08' 27" W, 154.89' to the point of beginning. Containing 14.6 acres of land, more or less.

Being the same parcel of land recorded among the Land Records of Baltimore County, Maryland in Deed Liber G.L.B. 3328, folio 52.

RE: PETITION FOR VARIANCES BEFORE THE ZONING COMMISSIONER
NE/S of Park Hgts. Ave. OF BALTIMORE COUNTY
217.42' SE of C/L of Michele Way, 3rd Dist. Case No. 87-69-A
BETH EL CONGREGATION OF BALTIMORE, 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
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Louis J. Glick, Esquire, 9 W. Mulberry St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 20, 1986

John H. Denick, Esquire
Fess & Denick, P.A.
915 Munsey Building
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCES
NE/S of Park Heights Ave., 217.42' SE of the
c/l of Michele Way
3rd Election District
Beth El Congregation of Baltimore, Inc. - Petitioner
Case No. 87-69-A

Dear Mr. Denick:

This is to advise you that \$51.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 021848

County, Maryland, and remit to, Towson, Maryland

DATE: 8/26/86 ACCOUNT: 01-615-000

SIGN & POST RETURNED AMOUNT \$ 51.75

RECEIVED FROM: Beth El Congregation, 915 Munsey Building, Baltimore, Md. 21202

FOR: ADVERTISING & POSTING COSTS OF CASE 87-69-A

VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE

PETITION FOR ZONING VARIANCES
3rd Election District
Case No. 87-69-A

LOCATION: Northeast Side of Park Heights Avenue, 217.42 feet Southeast of the Centerline of Michele Way

DATE AND TIME: Tuesday, August 26, 1986, at 10:30 a.m.

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

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit 289 existing parking spaces in lieu of the required 375 spaces and a building elevation south of 600 feet in lieu of the permitted 600 feet.

CERTIFICATE OF PUBLICATION

79000

Pikesville, Md., Aug. 6, 19 86

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore, Maryland before the 26th day of August, 19 86 the first publication appearing on the 6th day of Aug., 19 86 the second publication appearing on the day of , 19 the third publication appearing on the day of , 19

THE NORTHWEST STAR

Phillip McCallister
Manager

Cost of Advertisement \$22.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

Date: July 23, 1986

SUBJECT: Zoning Petitions No. 87-60-A, 87-61-A, 87-66-A and 87-69-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Director

NEG:JGH:slm

William K. Hellmann
Secretary
Hal Kassoff
Administrator

June 30, 1986

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

Attn: Mr. James Dyer

Re: ZAC Meeting of 7-1-86
ITEM: #472.
Property Owner: Beth El Congregation
Location: NE/S Park Heights Ave. Route 129, 217.42 feet SE of centerline of Michele Way
Existing Zoning: D.K. 2
Proposed Zoning: Variance to permit 289 parking spaces (existing in lieu of the required 375 spaces, also to permit a building elevation width of 583 feet in lieu of the allowed 300 feet.
Acres: 14.6 Acres
District: 3rd Election District

Dear Mr. Jablon:

On review of the submittal of 6-11-86 for Zoning Variance in parking, the State Highway Administration recommends additional parking be provided to accommodate the need of the Congregation.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-9029 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

PETITION FOR ZONING VARIANCES
3rd Election District
Case No. 87-69-A

LOCATION: Northeast Side of Park Heights Avenue, 217.42 feet Southeast of the Centerline of Michele Way

DATE AND TIME: Tuesday, August 26, 1986, at 10:30 a.m.

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

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit 289 existing parking spaces in lieu of the required 375 spaces and a building elevation south of 600 feet in lieu of the permitted 600 feet.

Should the property of Beth El Congregation of Baltimore, Inc. as shown on the plan filed with the Zoning Commission, in the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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 or shore or made at the hearing.

By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
2008 Aug. 7.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 19 86

THIS IS TO CERTIFY, that the annexed advertisement published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 7, 19 86

THE JEFFERSONIAN,

Susan Studer Obrust
Publisher

Cost of Advertising 24.75

Louis J. Glick, Esquire
9 West Mulberry Street
Baltimore, Maryland 21201

July 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NE/S of Park Heights Ave., 217.42' SE of the c/l of Michele Way
3rd Election District
Beth El Congregation of Baltimore, Inc. - Petitioner
Case No. 87-69-A

TIME: 10:30 a.m.

DATE: Tuesday, August 26, 1986

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

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

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

Louis J. Glick, Esquire
9 West Mulberry Street
Baltimore, Maryland 21201

RE: Item No. 472 - Case No. 87-69-A
Petitioner: Beth El Congregation of Baltimore, Inc.
Petition for Variance

Dear Mr. Glick:

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.

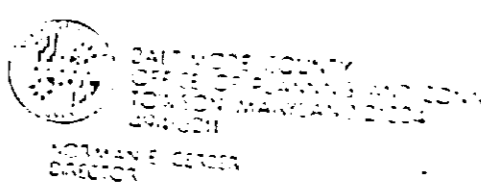
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Chairman
Zoning Plans Advisory Committee

JED:hkb

cc: D.S. Thaler & Associates, Inc.
11 Warren Road
Baltimore, Maryland 21208



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21202

JULY 22, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the petition and offers the following comments. The items checked below are applicable:

- There are no site planning factors requiring comment.
- A public hearing was held and the minutes will be prepared by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A separate plat will be required and must be recorded prior to the issuance of a building permit.
- The zoning on this site is not satisfactory.
- The zoning on this site is not satisfactory.
- The zoning on this site is not satisfactory.
- This property contains soils which are defined as wetlands, and developments on these soils which are defined as wetlands, and under the provisions of Section 20-22 of the Development Regulations.
- Developments of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The proposed Development Plan was approved by the Planning Board on 8/1/86.
- The proposed site plan with site plan and landscape manual, 8/1/86-79, to building in a parking service area as defined by County Use Certificate has been issued until a Superior Court decision is reached.
- The proposed site plan with site plan and landscape manual, 8/1/86-79, to building in a parking service area as defined by County Use Certificate has been issued until a Superior Court decision is reached.

AN INCREASE IN THE FLOOR AREA OF LESS THAN 50% SHALL REQUIRE THAT THE PORTION OF THE IMPACTED COLLEGE TO THE STANDARDS OF THE LANDSCAPE MANUAL.

cc: James Dyer

James Dyer
Director, Current Planning and Development

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-69-A

District 3rd
Posted for: *Munsey* Date of Posting: 8-1-86

Petitioner: *Beth El Congregation of Baltimore, Inc.*

Location of property: *NE/S of Park Heights Ave. 217.42' SE of the c/l of Michele Way*

Location of Sign: *NE side of Park Heights Ave. approx. 317' SE of the c/l of Michele Way*

Remarks:

Posted by: *A.J. Jablon* Date of return: 8-1-86

Number of Signs: *7*

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

No. 029061

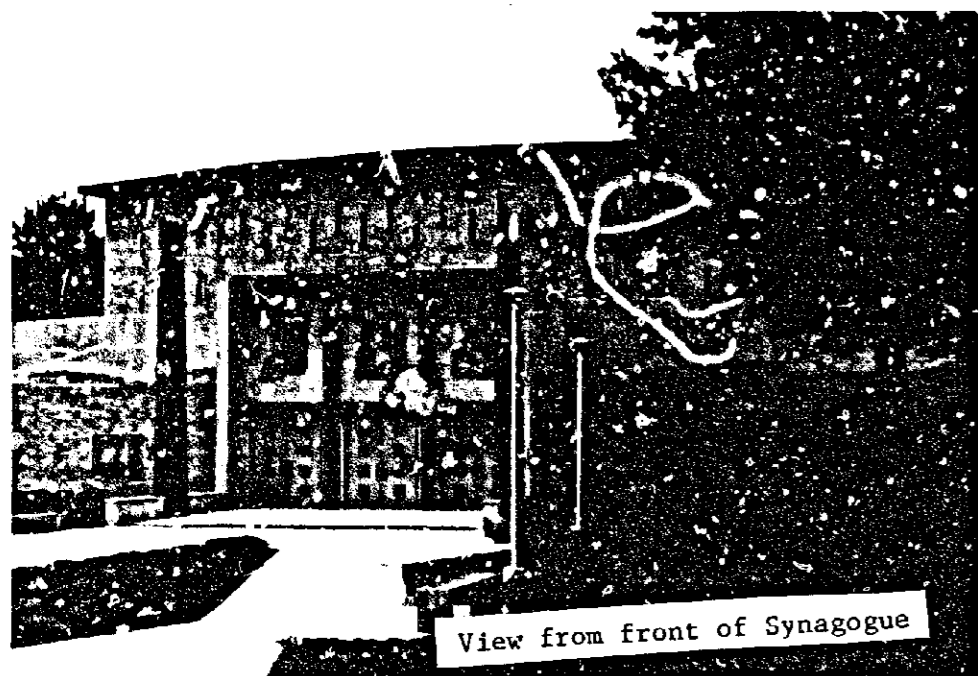
DATE: 8/1/86 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: *Munsey #472*

FOR: *Munsey #472*

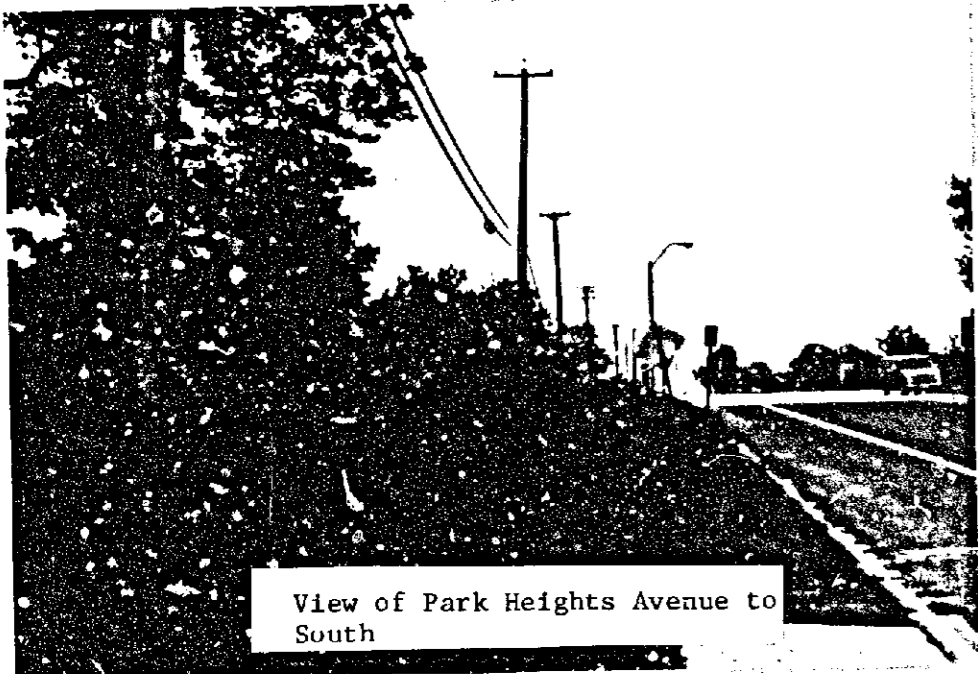
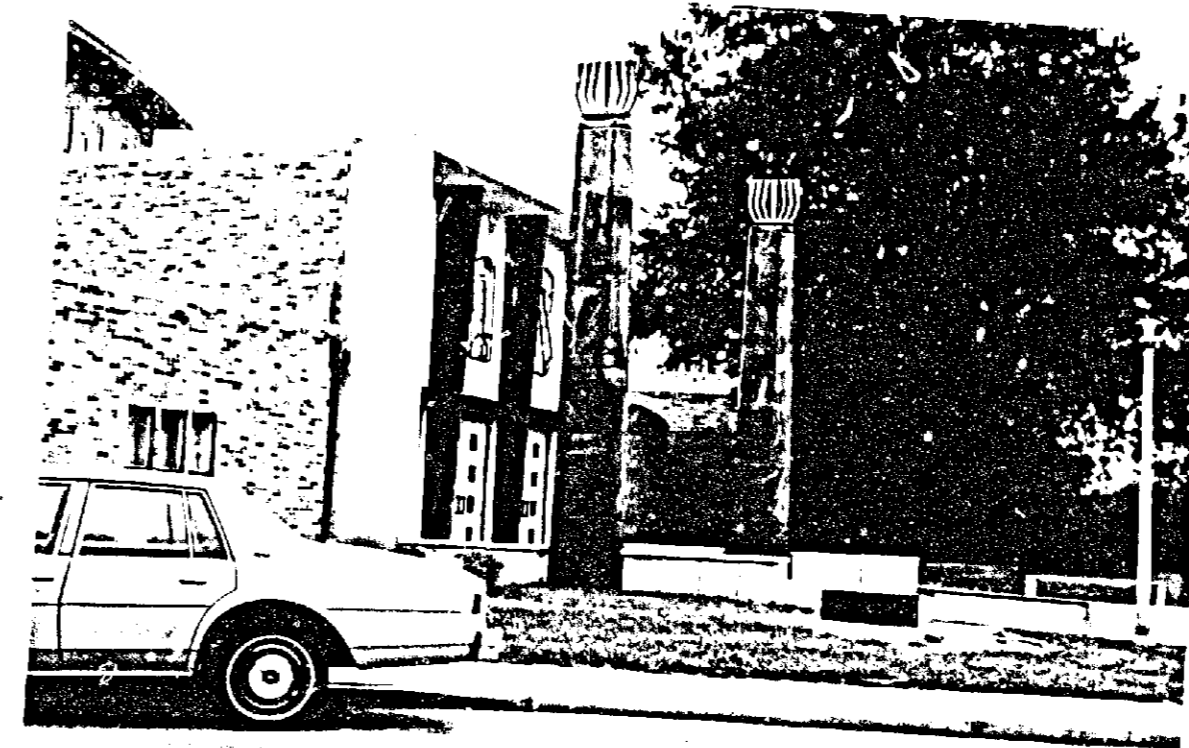
VALIDATION OR SIGNATURE OF CASHIER



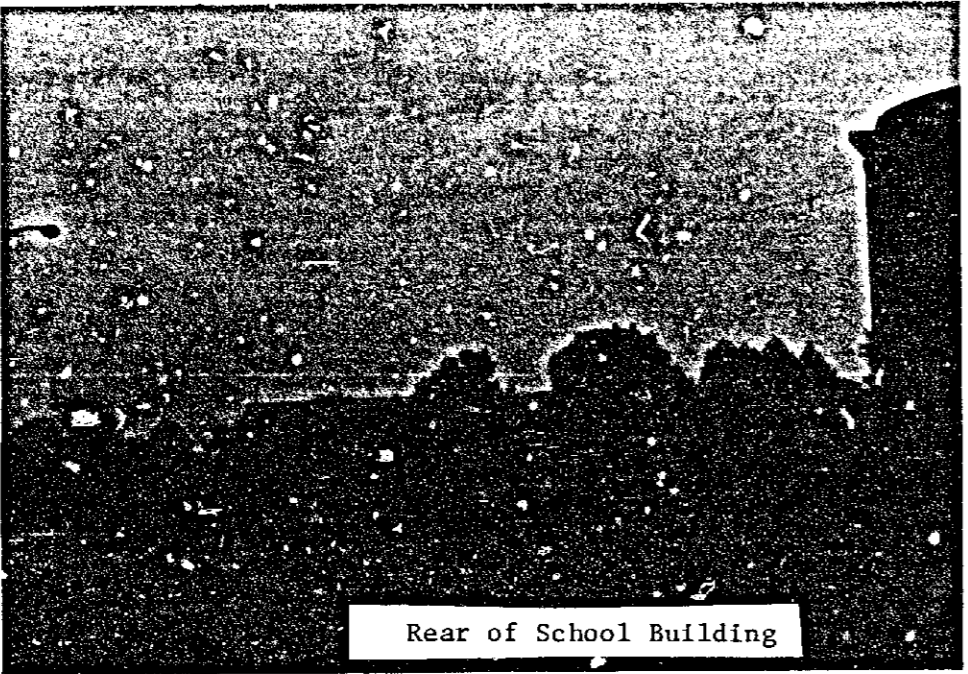
View from front of Synagogue



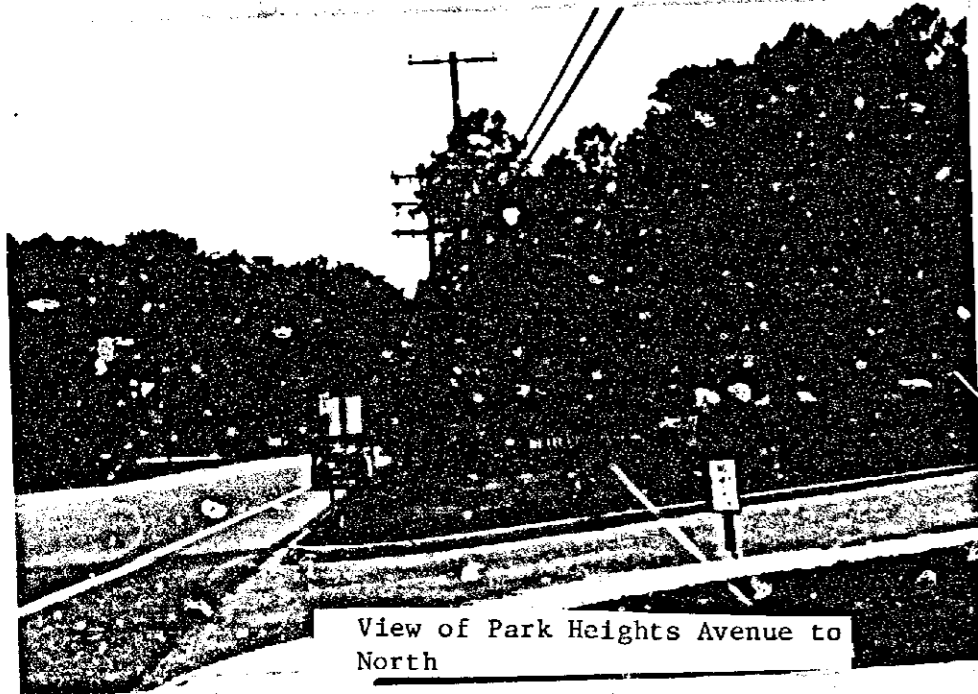
View from Park Heights Avenue



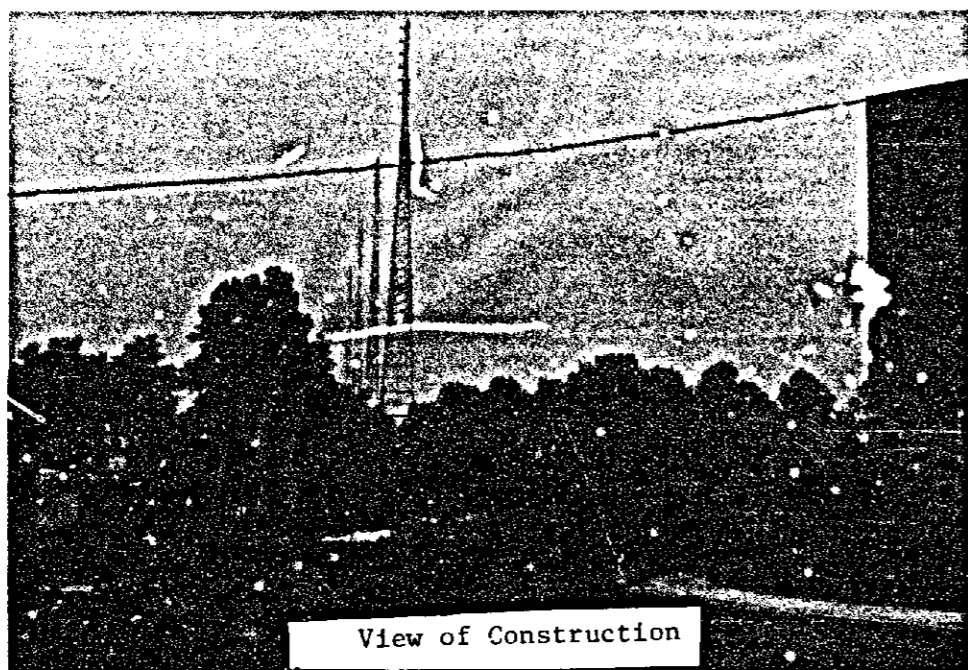
View of Park Heights Avenue to South



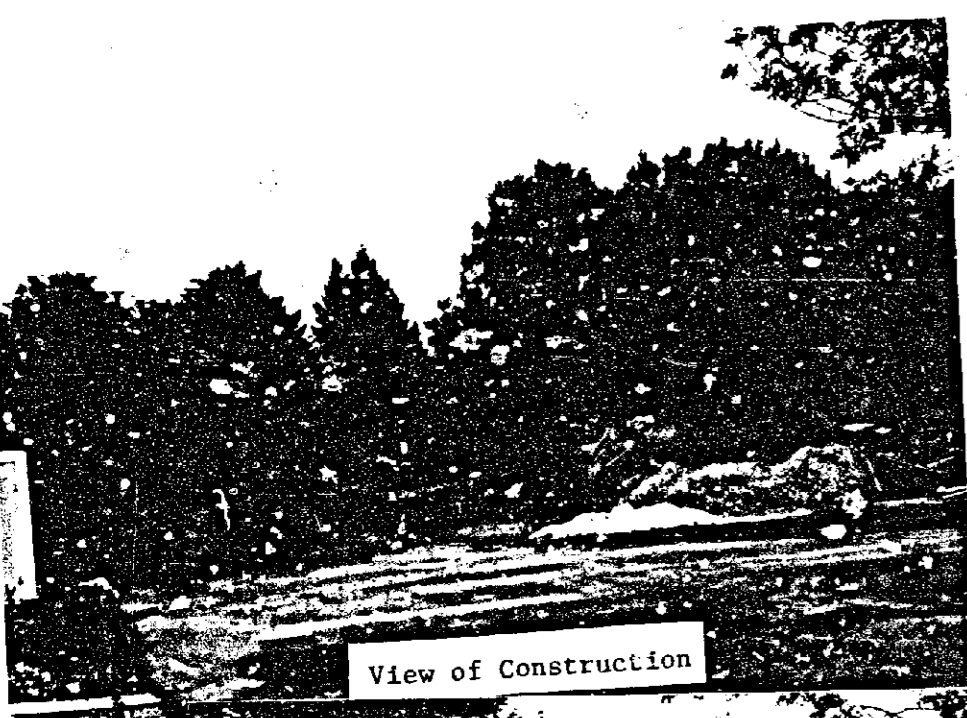
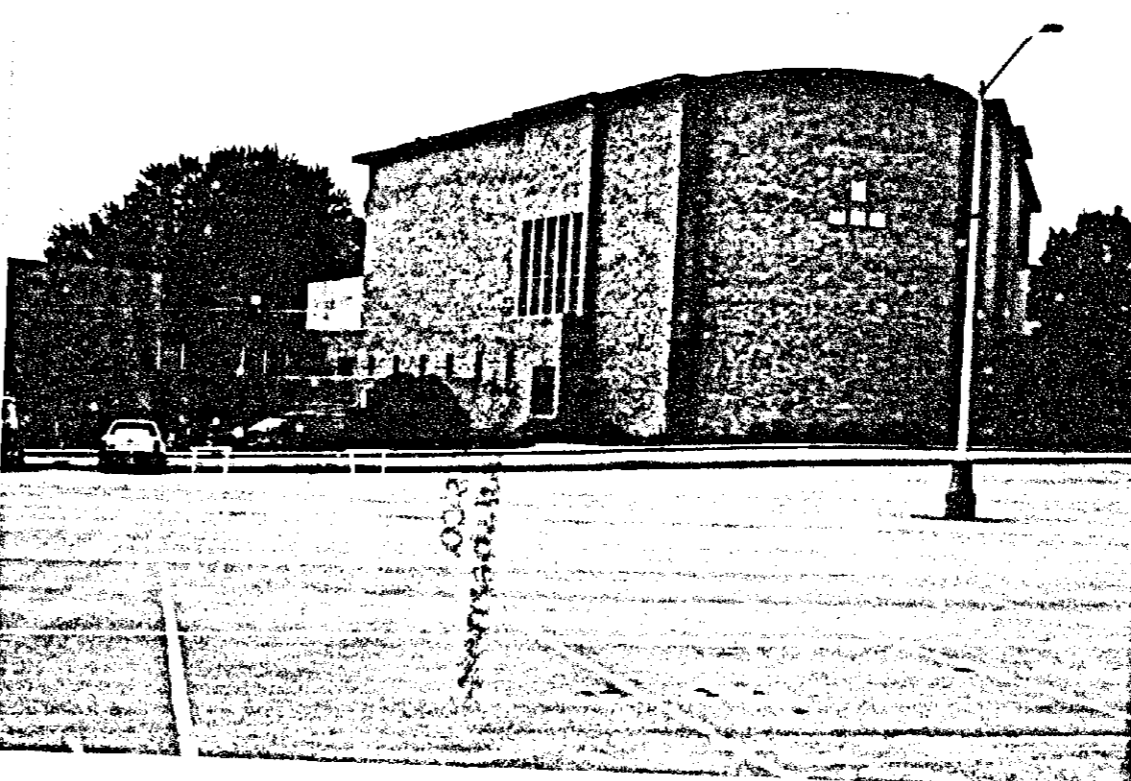
Rear of School Building



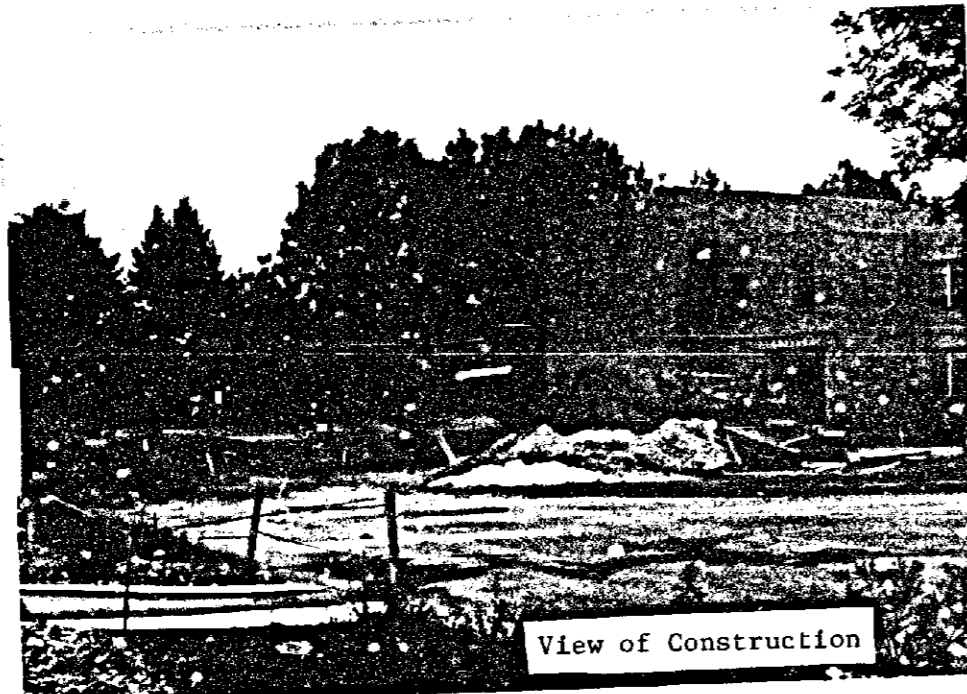
View of Park Heights Avenue to North



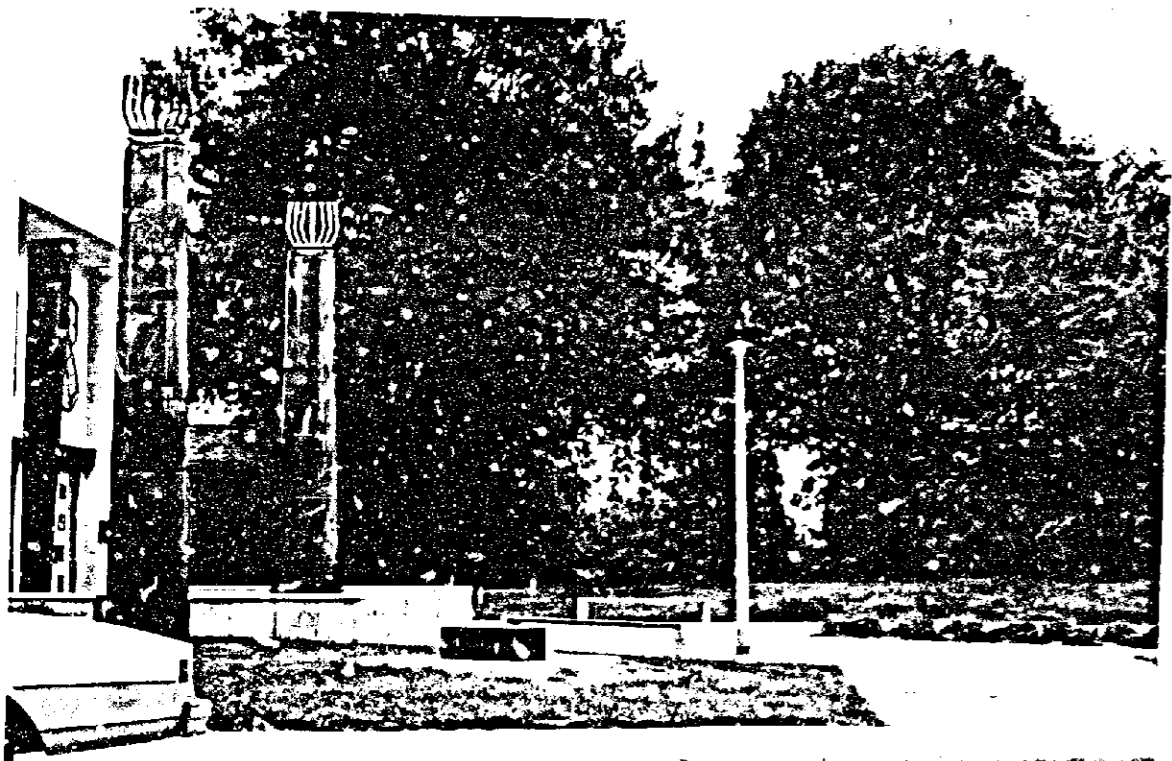
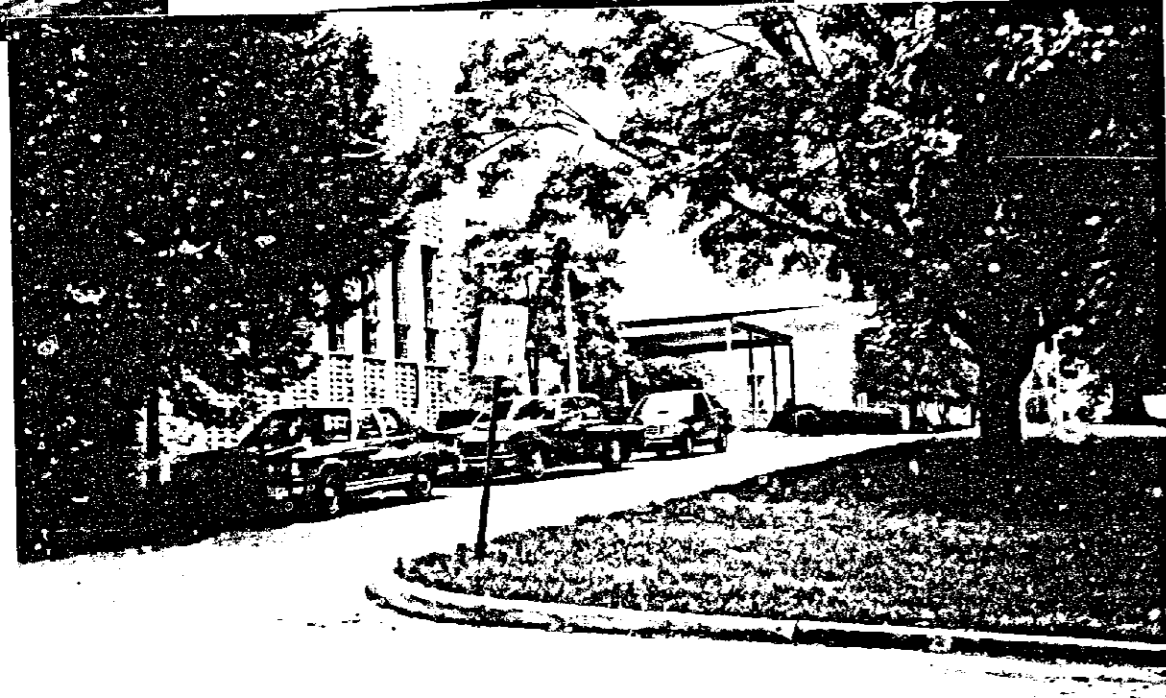
View of Construction



View of Construction



View of Construction



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
9th day of July, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Beth El Congregation
Petitioner's Attorney: Louis J. Glick, Esq.
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

July 17, 1986

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

RE: Property Owner: Beth El Corp.
Location: NE/S Park Heights Avenue, 217.42 ft. SE of centerline
of Michelle Way
Item No.: 472 Zoning Agenda: Meeting of July 1, 1986

Contention:

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 _____ 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.
- () 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 comment at this time.

REVIEWER: *C. J. [Signature]* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

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

Item No. 472 -ZAC- Meeting of July 1, 1986
Property Owner: Beth El Congregation
Location: NE/S Park Heights Avenue, 217.42 feet
SE of centerline of Michelle Way
D.R. 2
Existing Zoning: Variance to permit 289 parking spaces
Proposed Zoning: (existing in lieu of the required 375
spaces, also to permit a building
elevation width of 583 feet in lieu
of the allowed 300 feet
Acres: 14.6 acres
District: 3rd Election District

Dear Mr. Jablon:

The requested parking variance to parking can be expected to cause parking problems in the area.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSP:lt



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 472 Zoning Advisory Committee Meeting are as follows:

Property Owner: Beth El Congregation
Location: NE/S Park Heights Avenue, 217.42 feet SE of c/l of Michelle Way
District: 3rd.

APPLICABLE ITEMS ARE CIRCLED:

- (a) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- (b) A building and other miscellaneous permits shall be required before the start of any construction.
- (c) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (d) Commercial: Three sets of construction drawings sealed and stamped by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (e) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (f) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Eng. contact this department.
- (g) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (h) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.
- (i) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(j) Comments: The building shall comply with the height and area requirements for the proposed use based on its construction type, etc. Handicapped parking spaces are required by State and Local Codes. See Code of Maryland Regulations 05.01.07.

(k) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanigan
By: C. S. Burman, Chief
Building Plans Review

LJZ/RS

77-243
BD

RECEIVED
AUG 1 1986

HASS & DENICK, P. A.
ATTORNEYS AT LAW
918 MUNSLEY BUILDING
BALTIMORE, MARYLAND 21202

ZONING OFFICE
(301) 685-7400

LEONARD BASS
THEODORE C. DENICK
STUART L. SAGAL
HOWARD CASSIN
LARRY CAPLAN
JOHN H. DENICK

July 31, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance for
Beth El Congregation of Baltimore, Inc.
Case No. 87-69A

Dear Mr. Jablon:

Please add my name as counsel for the Beth El Congregation on the above reference zoning variance case.

Very truly yours,

John H. Denick
John H. Denick

JHD:fm

cc: Louis J. Glick, Esquire

#472

Permit Approved 6/20/86 w/c
If granted revised plans should
be required.

17-20-0

DATE RECEIVED
BY: _____
PLANNING

DATE: _____
BY: *W. Carl [Signature]*
ZONING COMMISSIONER
DATE: 6/20/86

ZONING PROVISIONALLY APPROVES THIS PERMIT. IT IS CONDITIONED ON THE GRANT OF THE VARIANCE REQUESTED. IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL CONDITION.

* Item 472
* Revised Plans must be submitted if granted

3684
1-13-85

Send comments to
John Denick, Esq.
in lieu of
Lou Glick, Esq.

JOHN H. DENICK
ATTORNEY AT LAW

HASS & DENICK, P.A.
MUNSEY BUILDING - SUITE 916
CALVERT & FAYETTE STREETS
BALTIMORE, MARYLAND 21202 (301) 685-7400

REGENCY PARK
CONDOMINIUM PHASE 2
E.H.K. JR. 6/43

REGENCY PARK
CONDOMINIUM PHASE 3
E.H.K. JR. 8/79

TEMPLE GATE
E.H.K. JR. 90/47

S 23° 11' 17" E - 536.51'

S 04° 32' 36" E - 432.03'

VACANT

VACANT
SECTION TWO
"ANTON WOODS"
E.H.K. JR. 52/134

VACANT

MICHELLE WAY

HOOKS LANE

N 66° 45' 12" E - 663.93'

DR-1
DR-2

N 23° 08' 27" W - 154.39'

N 26° 14' 21" W - 291.03'

N 77° 20' 07" W - 78.75'

N 77° 56' 59" W - 84.89'
N 80° 16' 57" W - 72.07'

N 73° 17' 21" W - 213.80'

N 79° 17' 03" W - 207.45'

N 83° 36' 18" W - 145.26'

S 89° 1' 2" E - 207.45'

BALTIMORE BELTWAY

EXISTING BUILDING

PROP. ADDITION

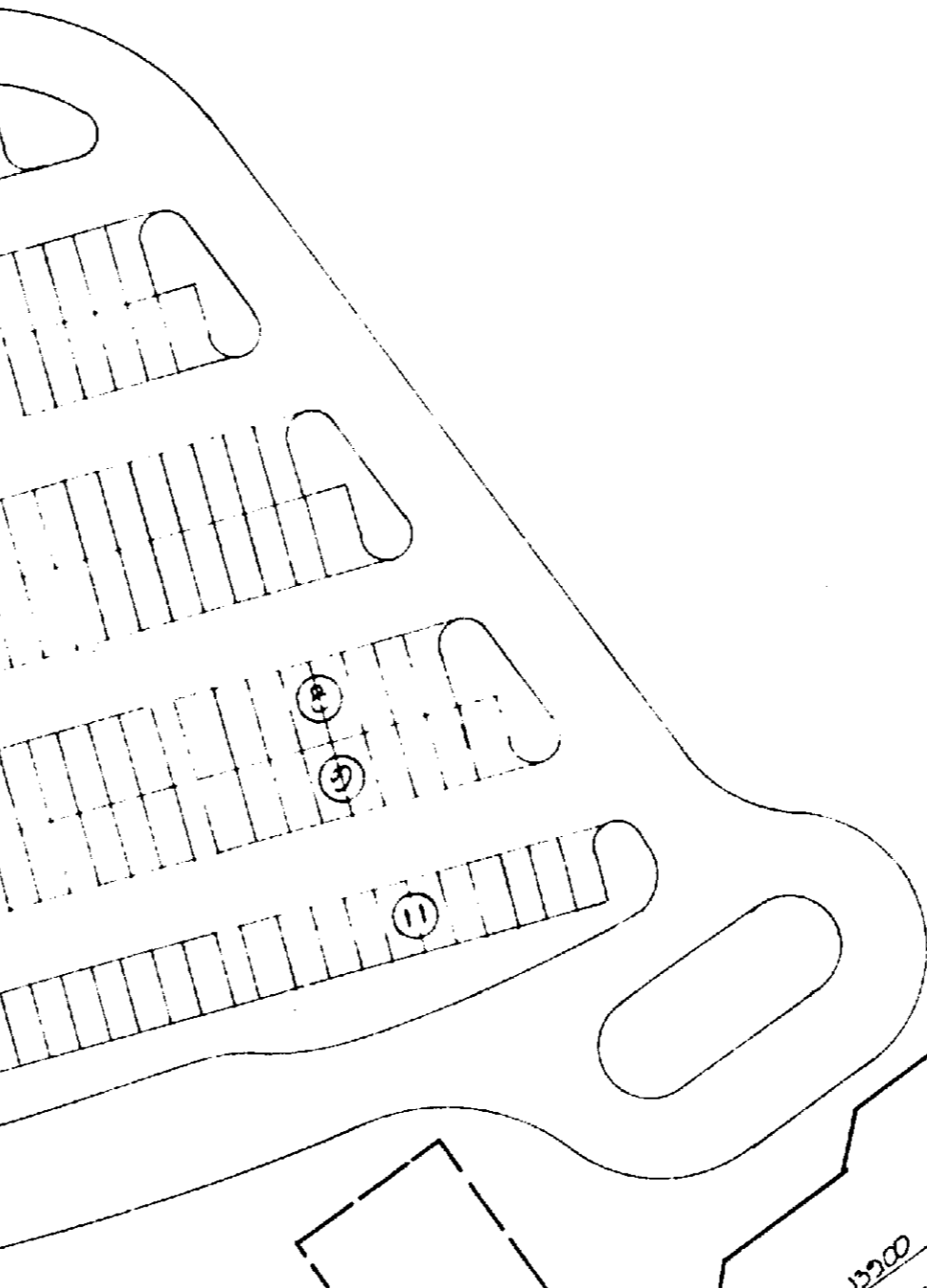
PARK HEIGHTS AVENUE (MD RTE. 129)

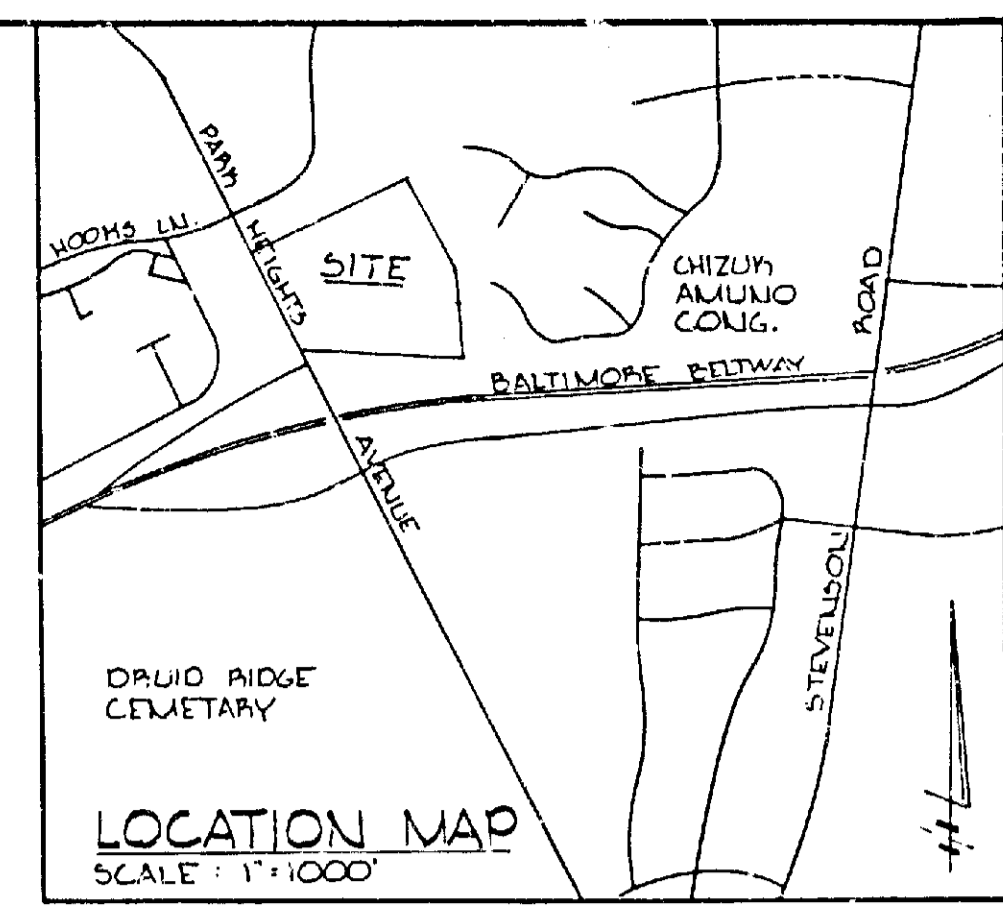
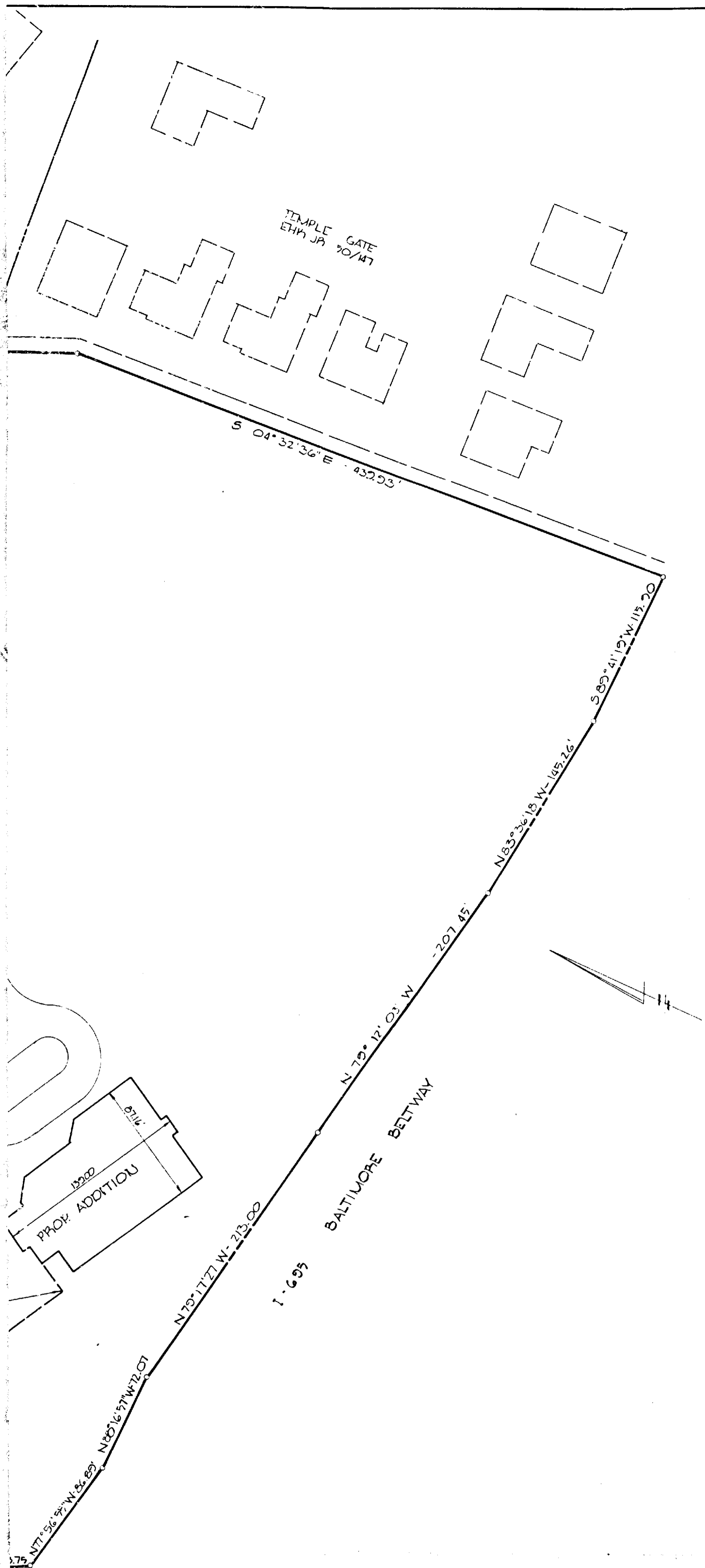
"THE VILLAGE"
AMENDED SECTIONS 1, 2, 3, 4, 5
E.H.K. JR. 38/74

R/W VARIES

DR-2
DR-16

217.42'





GENERAL NOTES:

1. LOT AREA - 14.6 AC.
2. ZONING - DR-2
3. ELECTION DISTRICT 3
4. OPERATING HOURS:
 - SCHOOL - 9:00 AM TO 12:00 PM MON / THURS.
 - 4:00 PM TO 6:00 PM MON / THURS.
 - 9:00 AM TO 1:00 PM SUNDAY
 - SYNAGOGUE - 8:15 PM TO 10:30 PM FRIDAY
 - 9:00 AM TO 2:30 PM SATURDAY
 - BUSINESS OFFICE - 9:00 AM TO 5:00 PM MON. / THURS
 - (5 EMPLOYEES) 9:00 AM TO 3:30 PM FRIDAY
5. PARKING - A VARIANCE IS REQUESTED FOR RELEASE FROM THE PARKING SPACE REQUIREMENTS AS STIPULATED IN THE BALTIMORE COUNTY ZONING REGULATIONS, AS AMENDED THROUGH JUNE 1984, IN SECTION 400.2-B14.B5. PARKING REQUIRED:
 - AUDITORIUM - 600 SEATS @ 1 PS / 6 SEATS = 100 PS
 - SANCTUARY - 1,432 SEATS @ 1 PS / 6 SEATS = 238 PS
 - SCHOOL - 175 SEATS @ 1 PS / 6 SEATS = 29 PS
 - NURSERY SCHOOL - 8 ROOMS @ 1 PS / ROOM = 8 PS
 - TOTAL REQUIRED = 375 PS
 - PARKING PROVIDED:
 - EX PARKING = 280 PS

OWNER
 BETH EL CONGREGATION OF BALTO.
 3801 PARK HEIGHTS AVENUE
 BALTIMORE, MARYLAND 21208
 (301) 484-0411

ATTORNEY FOR PETITIONER
 LOUIS J. GLICK
 9 W. MULBERRY STREET
 BALTIMORE, MARYLAND 21201
 (301) 752-1230

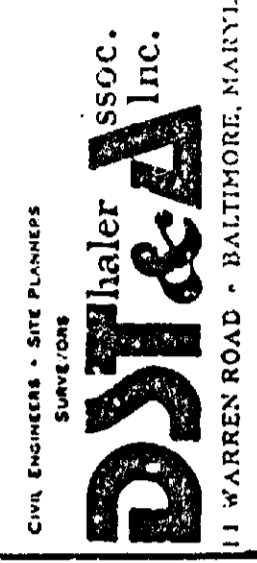
PLAT FOR ZONING VARIANCE
BETH EL SYNAGOGUE
 REQUEST FOR RELEASE FROM PARKING REQUIREMENTS
 3RD ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1" = 50' JUNE 11, 1986

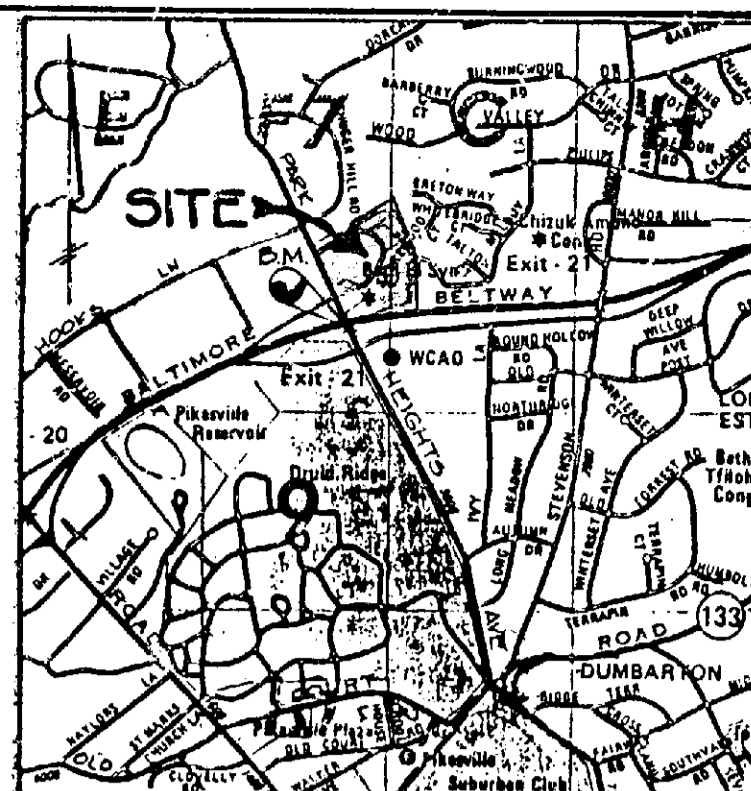
PETITIONER'S EXHIBIT 1

**SCHOOL ADDITION FOR BETH EL SYNAGOGUE
 PARK HEIGHTS AVENUE
 BALTIMORE COUNTY, MARYLAND**

BENJAMIN AIA
 BROTMAN AIA
 H. BRUCE FINKELSTEIN AIA
 ARCHITECTS
 1533 W. MOUNT ROYAL AVENUE
 BALTIMORE, MARYLAND 21205
 301 / 695-3233

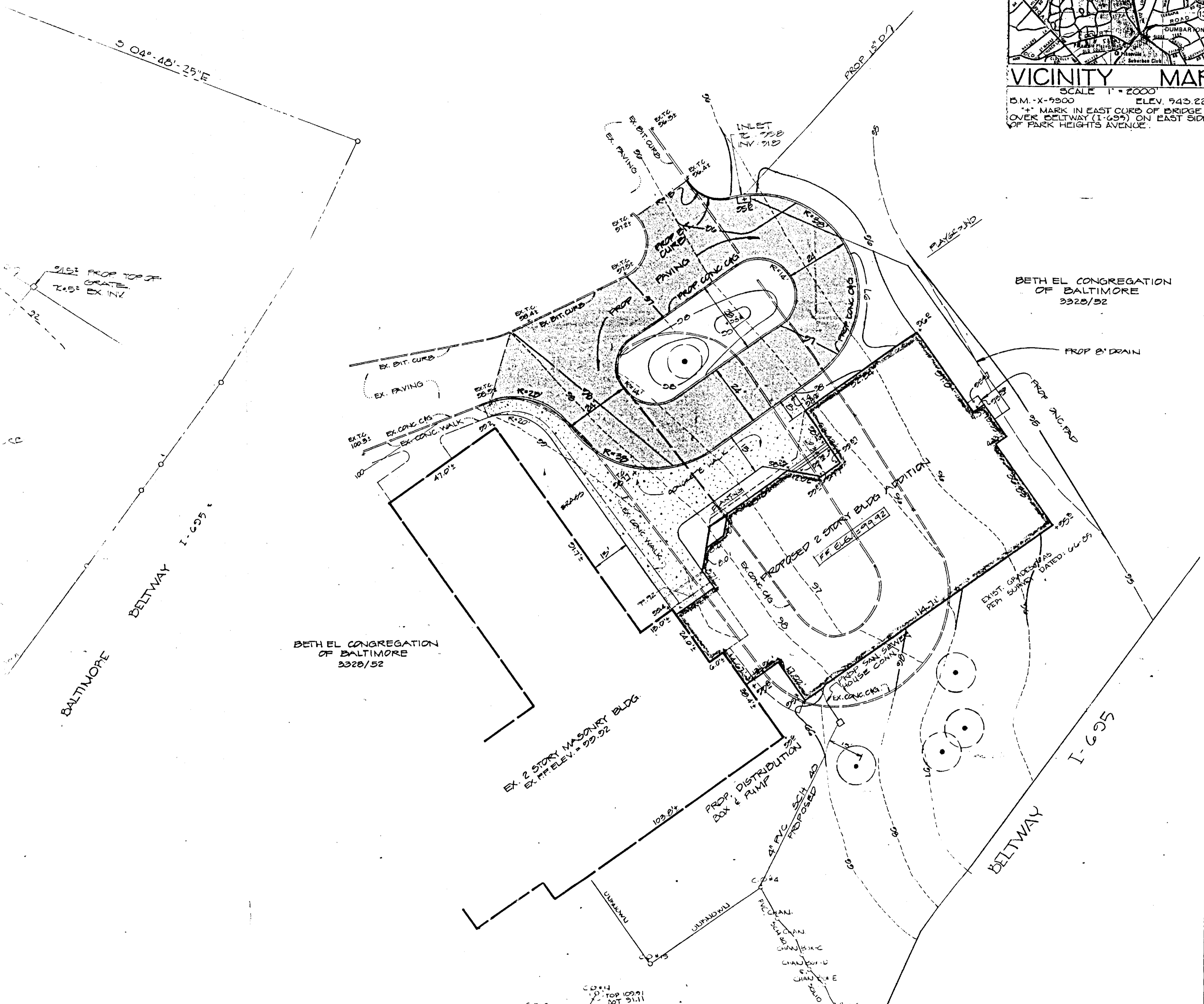
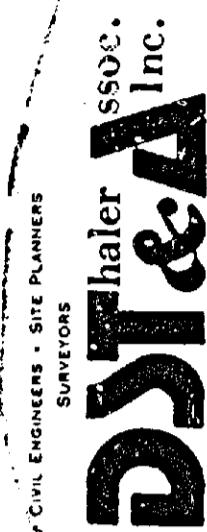
1 sign
 8/16/86
 472
 OFFICE COPY





VICINITY MAP

SCALE 1" = 2000'
 D.M. - X-9900 ELEV. 943.228
 * MARK IN EAST CURB OF BRIDGE OVER BELTWAY (I-695) ON EAST SIDE OF PARK HEIGHTS AVENUE.



BETH EL CONGREGATION OF BALTIMORE
 3328/52

BETH EL CONGREGATION OF BALTIMORE
 3328/52

SCHOOL ADDITION FOR BETH EL SYNAGOGUE
PARK HEIGHTS AVENUE
BALTIMORE COUNTY, MARYLAND

BENJAMIN AIA
BROTMAN AIA
H. BRUCE
FINKELSTEIN AIA
 ARCHITECTS
 1233 W. MOUNT ROYAL AVENUE
 BALTIMORE, MARYLAND 21207
 301.785.2322

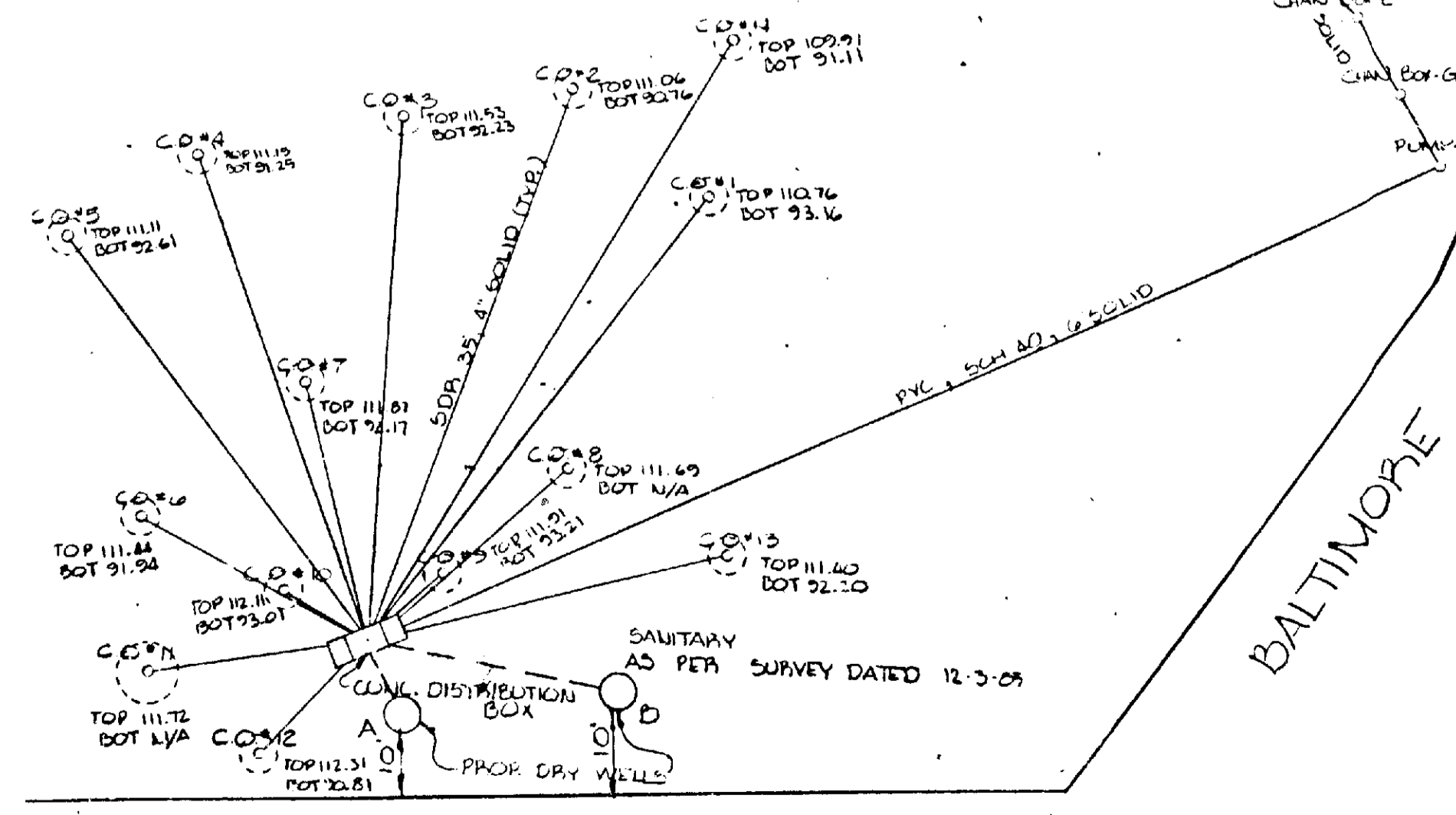
EXISTING

NO.	DIAMETER FEET	VOLUME CU FEET
1	5	545.50
2	5	520.50
3	5	570.26
4	5	520.74
5	5	565.25
6	5	522.00
7	5	526.01
8	5	553.00
9	5	567.17
10	5	575.05
11	0	0.00
12	5	422.15
13	5	576.22
14	5	365.14
TOTAL VOLUME		5,745.65 cu ft

WELL UNAVAILABLE, 11' OF 17.00 FEET.

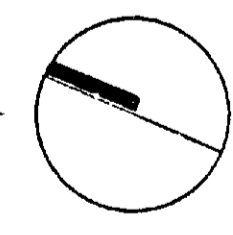
PROPOSED

NO.	DIAMETER FEET	VOLUME CU FEET
1	5	50.10
2	5	50.10
TOTAL VOLUME		100.20 cu ft



DETAIL SITE PLAN

1" = 20'-0"



SITE PLAN

REVISIONS:
 GRADES & BLDG. DIMS. 2-14-88

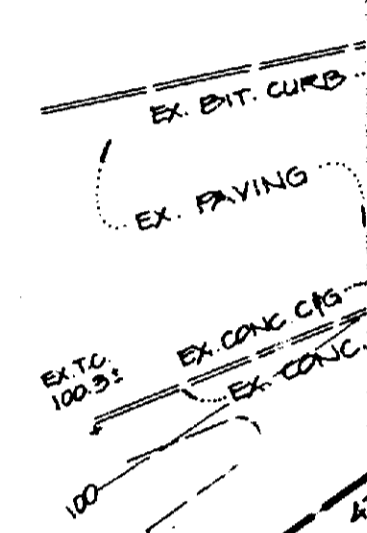
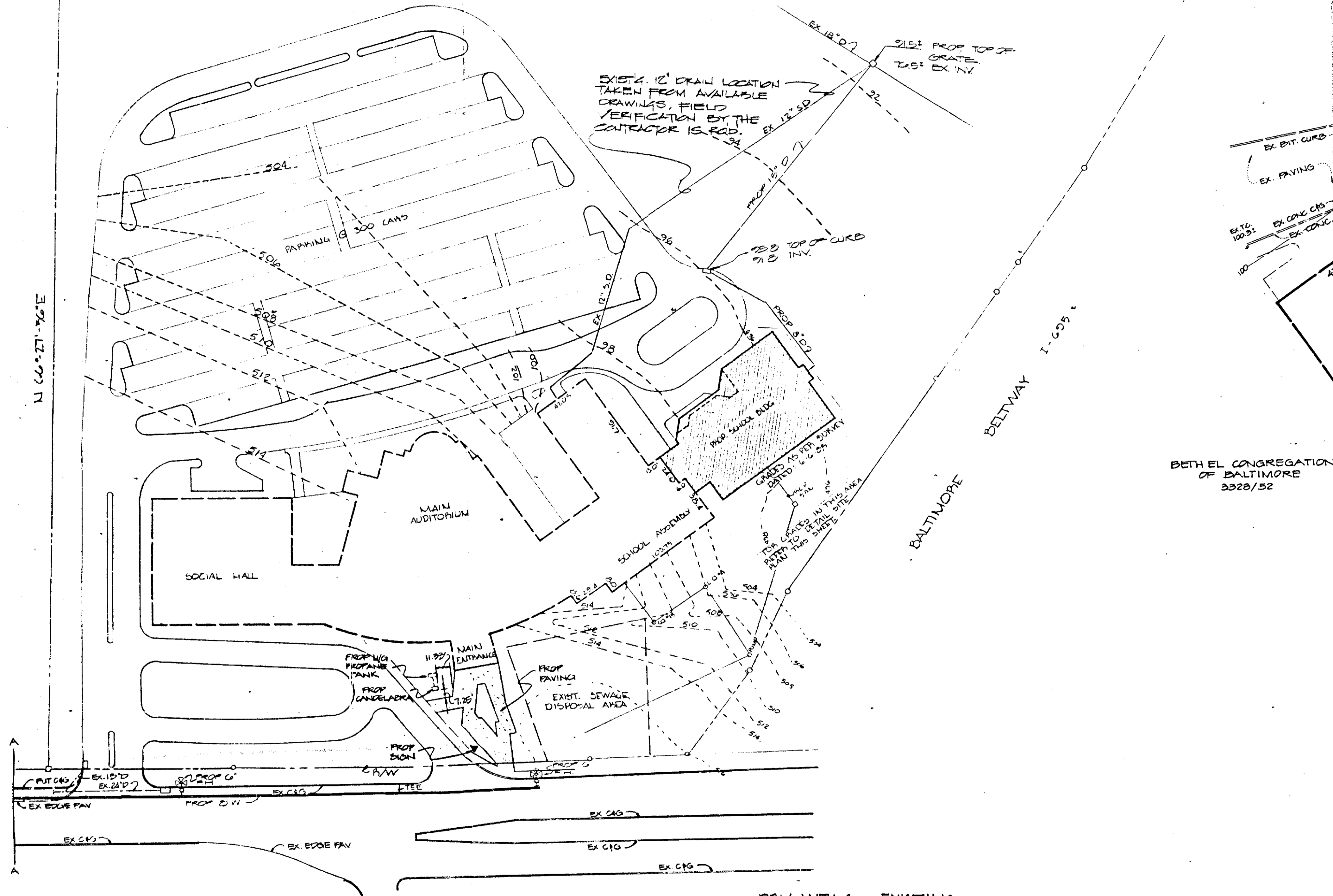
OWNER'S EXHIBIT 3

3684 **SP-1**

S 23°-32'-04"E - 738.73'

S 04°-48'-25"E

N 66°-27'-36"E

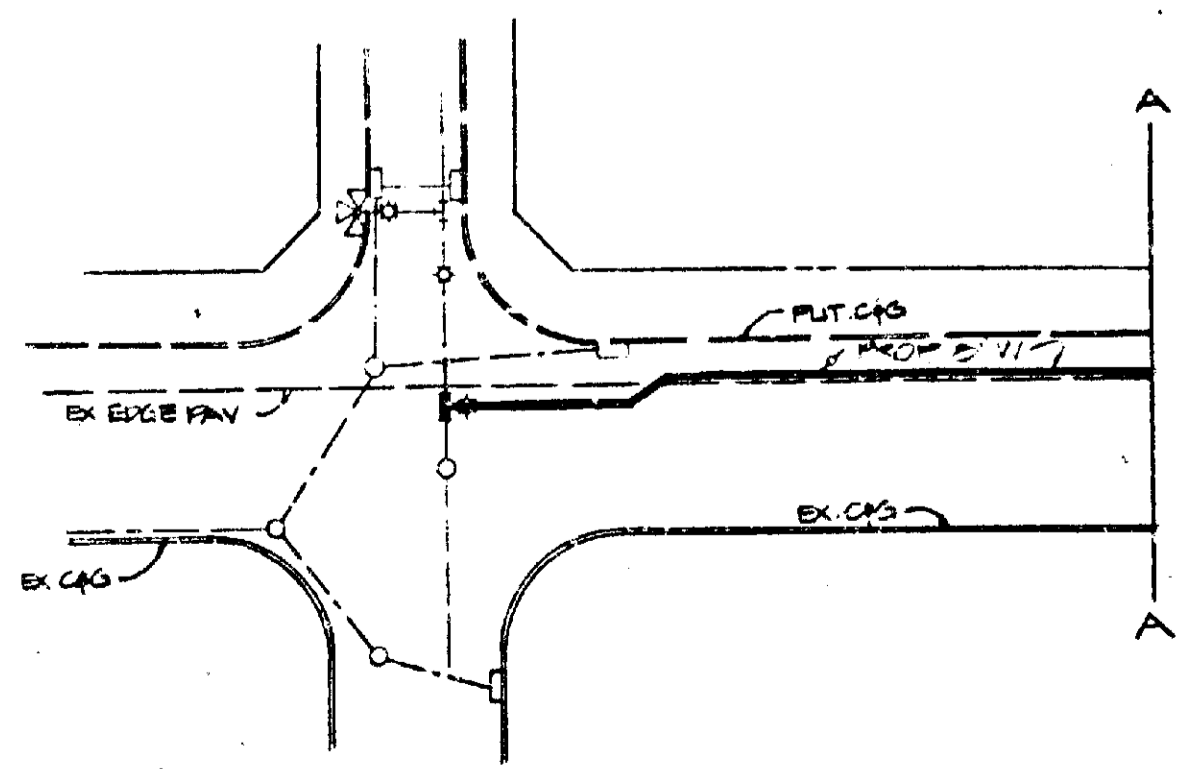


BETH EL CONGREGATION OF BALTIMORE 3328/52

SITE PLAN

1" = 50'-0"

SITE PLAN PREPARED FROM PLOT PLAN BY SIGLARD BRAWERMAN DATED 3-2-52.



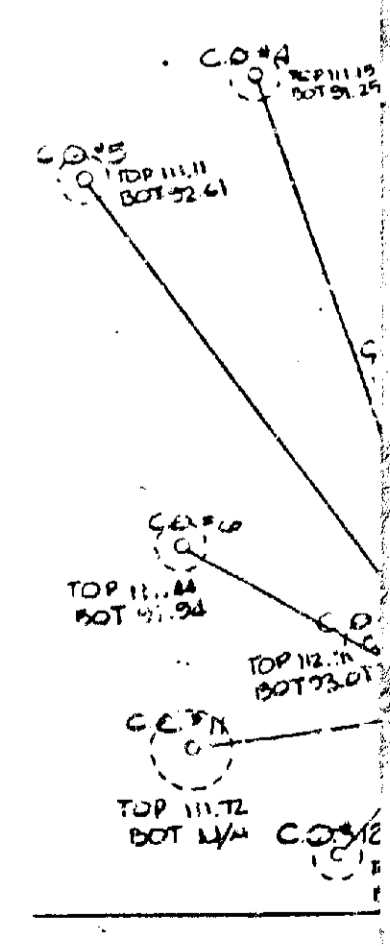
DRY WELLS - EXISTING

NO.	DEPTH FEET	DIAMETER FEET	VOLUME CU. FEET
1	17.60	5	349.98
2	20.30	5	320.92
3	19.30	5	378.96
4	19.30	5	350.74
5	18.90	5	363.23
6	19.90	5	382.88
7	19.70	5	386.81
8	17.0*	5	333.88
9	18.70	5	367.17
10	19.10	5	375.03
11	17.0*	8	874.91
12	21.90	5	422.19
13	19.20	5	376.92
14	18.80	5	369.14
TOTAL VOLUME			5,749.68 CU. FT.

* DEPTH OF DRY WELL UNAVAILABLE, ASSUMED DEPTH OF 17.00 FEET.

DRY WELLS - PROPOSED

NO.	DEPTH FEET	DIAMETER FEET	VOLUME CU. FEET
A	18.00	5	28.18
B	18.00	5	28.18
TOTAL VOLUME			56.36 CU. FT.



PETITION FOR ZONING VARIANCE

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 409.2.b.(1) to permit 289 parking spaces (existing) in lieu of the required 375 spaces, also Section 1B01.2.B.2 to permit a building elevation width of 583 ft. in lieu of the allowed 300 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. The school and synagogue are used at separate times. The staging of operations are different.
2. Adequate parking exists for normal use; no overlap of facilities.
3. Most of parking lot is normally not in use except for holidays when school is closed.

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:	Legal Owner(s):
(Type or Print Name)	Beth El Congregation of Baltimore Inc.
Signature	(Type or Print Name) LOUIS J. GLICK, V.P.
Address	Signature
(Type or Print Name)	
City and State	Signature
Attorney for Petitioner:	9 W. Mulberry St. 752-1230
(Type or Print Name)	Address Phone No.
Signature	Baltimore, Maryland 21201
City and State	City and State
9 W. Mulberry St.	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	
Baltimore, Maryland 21201	City and State
City and State	Name
Attorney's Telephone No.: 752-1230	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

of July, 1986, 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

on the 26th day of August, 1986 at 10:30 o'clock

Carl Jahn
Zoning Commissioner of Baltimore County

(over)

IN RE: PETITION FOR ZONING VARIANCE BEFORE ME
NE/S of Park Heights Ave., 217.42' SE of the c/l of Michele Way
3rd Election District
OF BALTIMORE COUNTY
Beth El Congregation of Baltimore, Inc.
Petitioner
Case No. 87-69-A

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 28, 1986

The Petitioner herein requests a zoning variance to permit 289 parking spaces (existing) in lieu of the required 375 spaces, and additionally, to allow a building elevation width of 583 feet in lieu of the permitted 300 feet to construct an addition.

Testimony on behalf of the Petitioner indicated that the existing synagogue, social hall, school building and 289 parking spaces provide facilities for worship services as well as pre-school and Hebrew school for approximately 800 children. The Congregation proposes the construction of a school addition to better accommodate the existing students. Without a variance to permit a greater building elevation width, the activities for young children would have to be provided in two buildings separated by 40 feet. The angle of the original building and the proposed addition more or less follow the angle of Park Heights Avenue and the Baltimore Beltway; the addition will be shielded from the Beltway by landscaping. Because services, social events and the several types of schools occur at different times of the day and week, the parking provided for the Congregation has been and will continue to be adequate, except during High Holidays. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the

John H. Denick, Esquire
Rumsey Building, Suite 916
Calvert & Fayette Streets
Baltimore, Maryland 21202

RE: Petition for Zoning Variance
NE/S of Park Heights Avenue
217.42' SE of the c/l of Michele Way
3rd Election District
Case No. 87-69-A

Dear Mr. Denick:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M.H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCES

3rd Election District

Case No. 87-69-A

LOCATION: Northeast Side of Park Heights Avenue, 217.42 feet Southeast of the Centerline of Michele Way

DATE AND TIME: Tuesday, August 26, 1986, at 10:30 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 Zoning Variance to permit 289 existing parking spaces in lieu of the required 375 spaces and a building elevation width of 583 feet in lieu of the permitted 300 feet

Beth El Congregation of Baltimore, Inc., as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

D. S. THALER & ASSOCIATES, INC.

11 WARREN ROAD • BALTIMORE, MARYLAND 21206 • (301) 864-1100

June 14, 1986

Description to Accompany
Zoning Variance Plat

Beth El Synagogue
3rd Election District
Baltimore County, Maryland

Beginning at a point measured 217.42' southeasterly along the east right of way line of Park Heights Avenue from the intersection of Michele Way and running thence the following twelve courses:

- 1) N 66° 48' 12" E, 883.59'
 - 2) S 23° 17' 17" E, 538.91'
 - 3) S 04° 32' 36" E, 439.93'
 - 4) S 89° 41' 19" W, 115.90'
 - 5) N 83° 36' 18" W, 145.26'
 - 6) N 79° 12' 03" W, 207.45'
 - 7) N 79° 17' 27" W, 213.00'
 - 8) N 88° 16' 57" W, 72.07'
 - 9) N 77° 56' 55" W, 86.89'
 - 10) N 27° 20' 07" W, 78.75'
 - 11) N 26° 14' 21" W, 291.03'
 - 12) N 25° 08' 27" W, 154.89'
- to the point of beginning. Containing 14.6 acres of land, more or less.

Being the same parcel of land recorded among the Land Records of Baltimore County, Maryland in Deed Liber G.L.B. 3328, folio 52.

RE: PETITION FOR VARIANCES
NE/S of Park Hgts. Ave.
217.42' SE of C/L of Michele Way, 3rd Dist.

BETH EL CONGREGATION OF BALTIMORE, INC.,
Petitioner

Case No. 87-69-A

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
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Louis J. Glick, Esquire, 9 W. Mulberry St., Baltimore, MD 21201, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING
DATE 8/28/86
BY *Bette J. [Signature]*

ORDER RECEIVED FOR FILING
DATE 8/28/86
BY *Bette J. [Signature]*

ORDER RECEIVED FOR FILING
DATE 8/28/86
BY *Bette J. [Signature]*

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3053

ARNOLD JABLON
ZONING COMMISSIONER

August 20, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

John H. Denick, Esquire
Fess & Denick, P.A.
915 Munsey Building
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCES
NE/S of Park Heights Ave., 217.42' SE of the
c/l of Michele Way
3rd Election District
Beth El Congregation of Baltimore, Inc. - Petitioner
Case No. 87-69-A

Dear Mr. Denick:

This is to advise you that \$51.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. J21348
County, Maryland, and remitting
Towson, Maryland
DATE 8/26/86 ACCOUNT 01-615-000
SIGN & POST RETURNED AMOUNT \$ 51.75
Beth El Congregation, 1101 Park Heights Ave., Baltimore, Md. 21202
ADVERTISING & POSTING COSTS OF C.S.O. 87-69-A
FOR: B 8769*****1374 8047
VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE
PETITION FOR ZONING VARIANCES
3rd Election District
Case No. 87-69-A
LOCATION: Northeast Side of Park Heights Avenue, 217.42' SE of the Centerline of Michele Way
DATE AND TIME: Tuesday, August 26, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing
Petition for Zoning Variance to permit 288 parking spaces in lieu of the required 375 spaces and a building elevation south of 660 feet in lieu of the permitted 660 feet.

CERTIFICATE OF PUBLICATION
79000

Pikesville, Md., Aug. 6, 19 86

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly paper published in Pikesville, Baltimore, Maryland before the 26th day of Aug. 19 86 the first publication appearing on the 6th day of Aug. 19 86 the second publication appearing on the day of 19 86 the third publication appearing on the day of 19 86

THE NORTHWEST STAR

Phillip H. McCallister
Manager

Cost of Advertisement \$22.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-60-A, 87-61-A, 87-66-A and 87-69-A
Date: July 23, 1986

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Director

NEG:JGH:slm



Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: Mr. James Dyer
June 30, 1986

Re: ZAC Meeting of 7-1-86
ITEM: #472.
Property Owner: Beth El Congregation
Location: NE/S Park Heights Ave. Route 129, 217.42 feet SE of centerline of Michele Way
Existing Zoning: D.K. 2
Proposed Zoning: Variance to permit 289 parking spaces (existing in lieu of the required 375 spaces, also to permit a building elevation width of 583 feet in lieu of the allowed 300 feet.
Acres: 14.6 Acres
District: 3rd Election District

On review of the submittal of 6-11-86 for Zoning Variance in parking, the State Highway Administration recommends additional parking be provided to accommodate the need of the Congregation.

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

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

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-9929 Statewide Toll Free
P.O. Box 117 / 107 North Calvert St. Baltimore, Maryland 21203 - 0717

PETITION FOR ZONING VARIANCES
3rd Election District
Case No. 87-69-A
LOCATION: Northeast Side of Park Heights Avenue, 217.42' SE of the Centerline of Michele Way
DATE AND TIME: Tuesday, August 26, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing
Petition for Zoning Variance to permit 288 parking spaces in lieu of the required 375 spaces and a building elevation south of 660 feet in lieu of the permitted 660 feet.
Beth El Congregation of Baltimore, Inc., as above on the one (1) acre site with the Zoning CV-3.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 19 86

THIS IS TO CERTIFY, that the annexed advertisement published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 7, 19 86

THE JEFFERSONIAN

Susan Studer Orbert
Publisher

Cost of Advertising 24.75

Louis J. Glick, Esquire July 18, 1986
9 West Mulberry Street
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NE/S of Park Heights Ave., 217.42' SE of the c/l of Michele Way
3rd Election District
Beth El Congregation of Baltimore, Inc. - Petitioner
Case No. 87-69-A

TIME: 10:30 a.m.
DATE: Tuesday, August 26, 1986
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. J29061
DATE 8/17/86 ACCOUNT 01-615-000 ARING
AMOUNT \$ 100.00
RECEIVED FROM: 1101 Park Heights Ave. Baltimore, Md. 21202
FOR: Variance # 472
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
87-69-A
District 3rd
Date of Posting 8-1-86
Posted for: Munnis
Petitioner: Beth El Congregation of Baltimore, Inc.
Location of property: NE/S of Park Heights Ave. 217.42' SE of the c/l of Michele Way
Location of Sign: NE/S of Park Heights Ave. Opp. 317 SE of the c/l of Michele Way
Remarks:
Posted by: A.J. Jablon Date of return: 8-1-86
Number of Signs: 7

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
000
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

Louis J. Glick, Esquire
9 West Mulberry Street
Baltimore, Maryland 21201

RE: Item No. 472 - Case No. 87-69-A
Petitioner: Beth El Congregation of Baltimore, Inc.
Petition for Variance

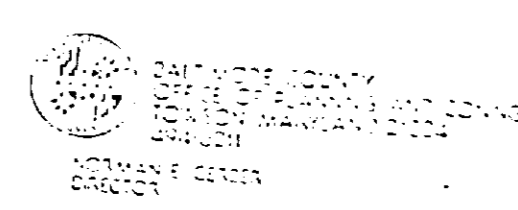
Dear Mr. Glick:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:hkb
Enclosures
cc: D.S. Thaler & Associates, Inc.
11 Warren Road
Baltimore, Maryland 21208



JULY 22, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21202

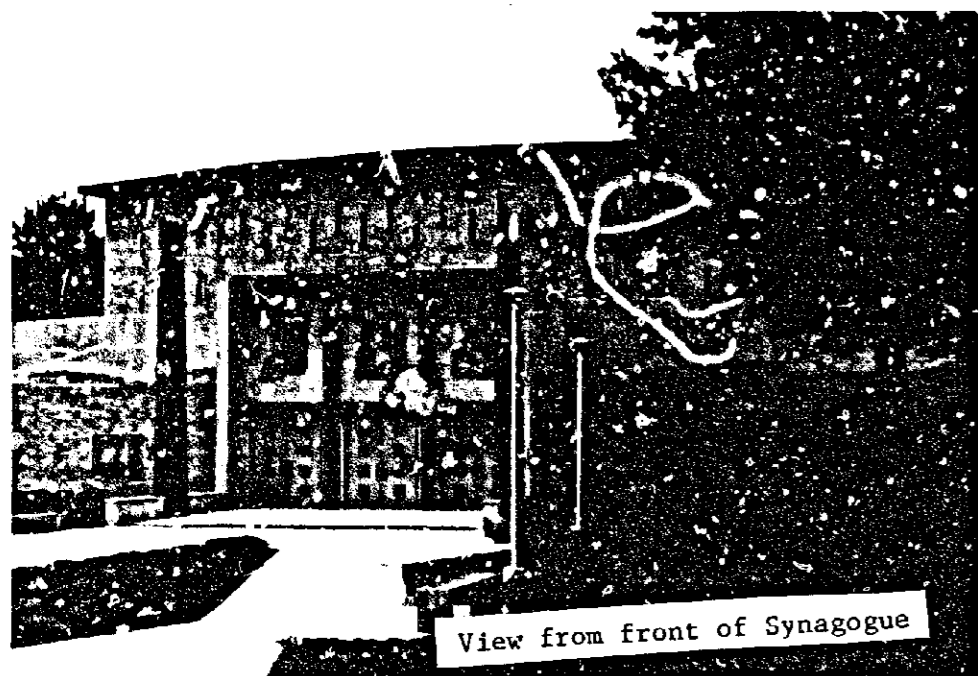
RE: Zoning Advisory Meeting of July 1, 1986
Item # 472 - BETH EL CONGREGATION
NE/S PARK HEIGHTS AVE.
217.42' SE of c/l of MICHELLE WAY

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the petition and offers the following comments. The items checked below are applicable:

- If there are no site planning factors requiring comment.
- If County Review Group meeting is required.
- If County Review Group meeting was held and the minutes will be referred to the Bureau of Public Services.
- If the site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- If a separate plot will be required and must be recorded prior to the issuance of a building permit.
- If the zoning is not appropriate.
- If the zoning on this site is not satisfactory.
- If the zoning classification is not satisfactory.
- If the property contains a lot which are defined as setbacks, and developments on these lots are defined as setbacks, and under the provisions of Section 22-22 of the Zoning Ordinance.
- If the proposed use of this site may constitute a potential conflict with the Baltimore County Master Plan.
- If the proposed use of this site may constitute a potential conflict with the approved Development Plan as approved by the Planning Board.
- If the proposed use of this site is not consistent with the Zoning Ordinance Manual, Baltimore, Maryland, Chapter 23, and is consistent with the County Use Certificate that has been issued.
- If the proposed use of this site is not consistent with the County Use Certificate that has been issued.
- If the proposed use of this site is not consistent with the County Use Certificate that has been issued.
- If an increase in the floor area of less than 50% shall require that the portion of the impacted area comply with the standards of the Landscape Manual.

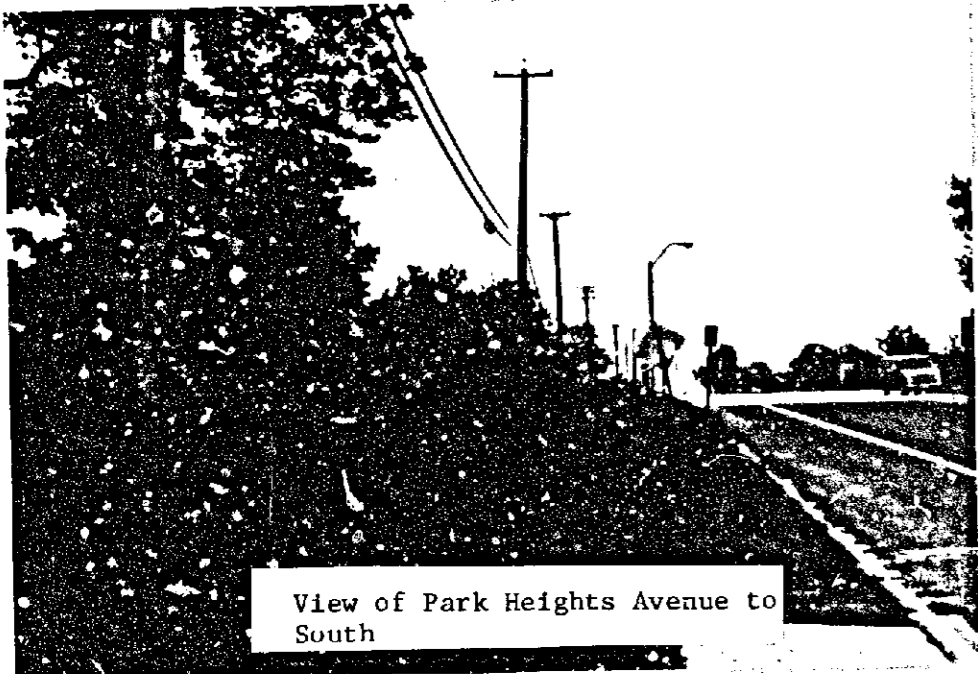
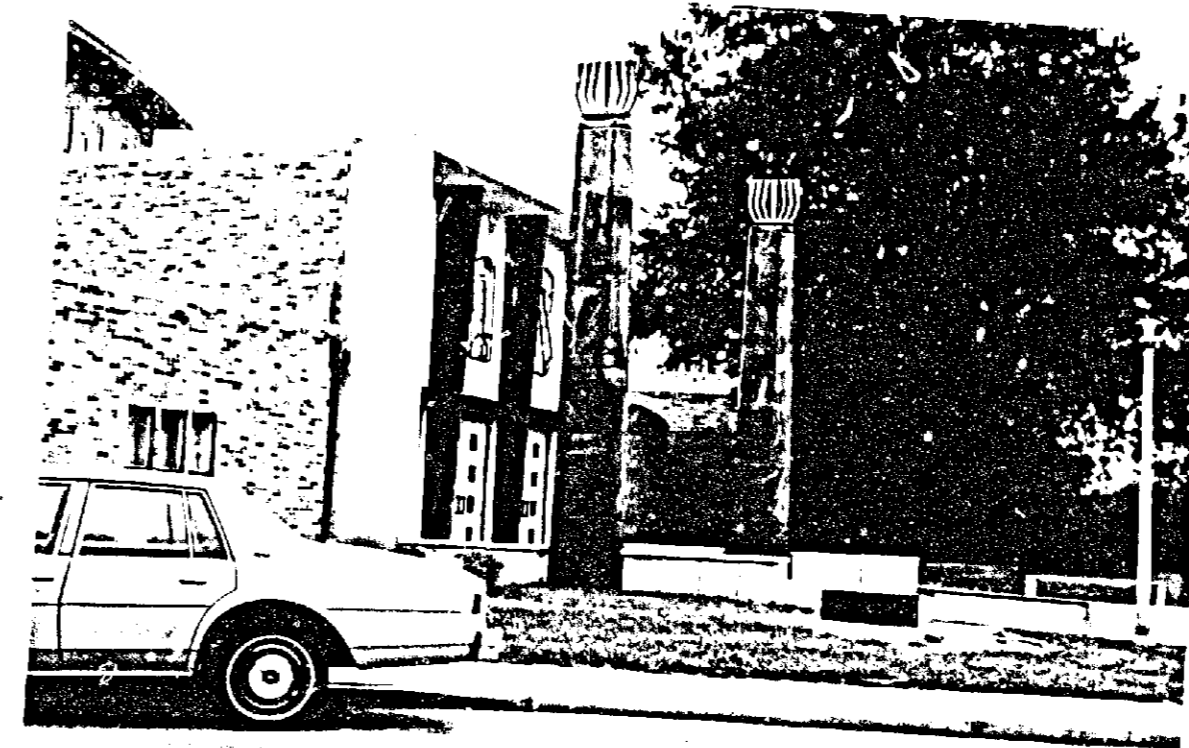
cc: James Dyer
Director, Current Planning and Development



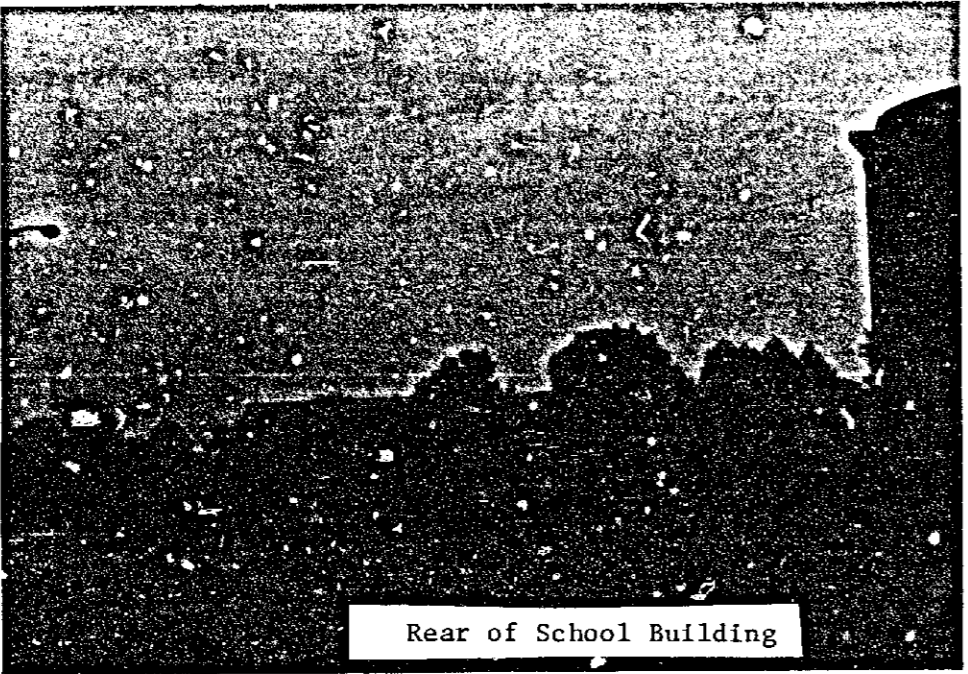
View from front of Synagogue



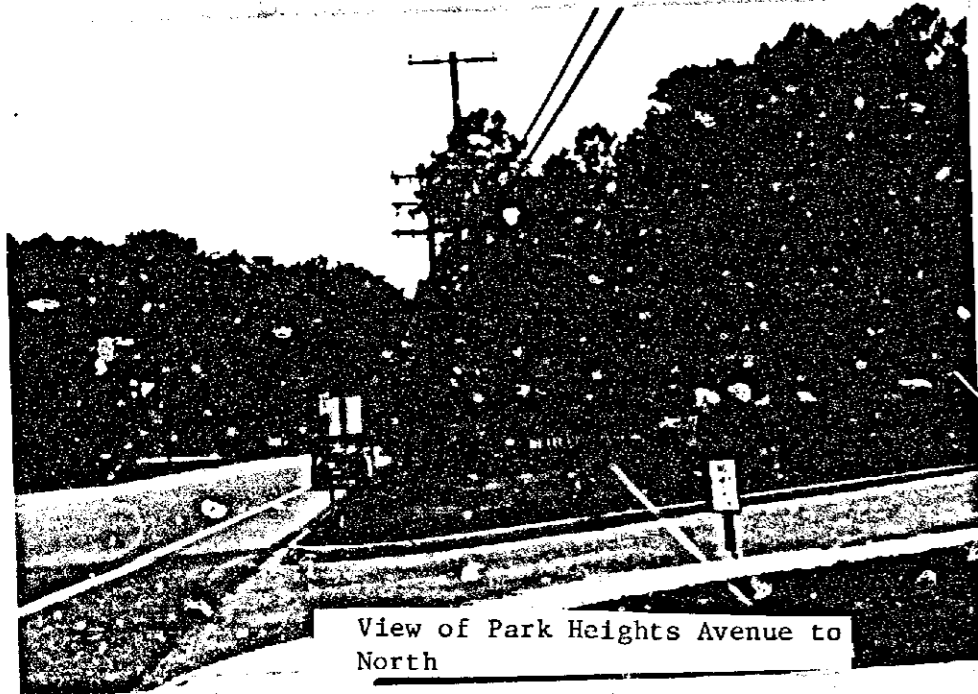
View from Park Heights Avenue



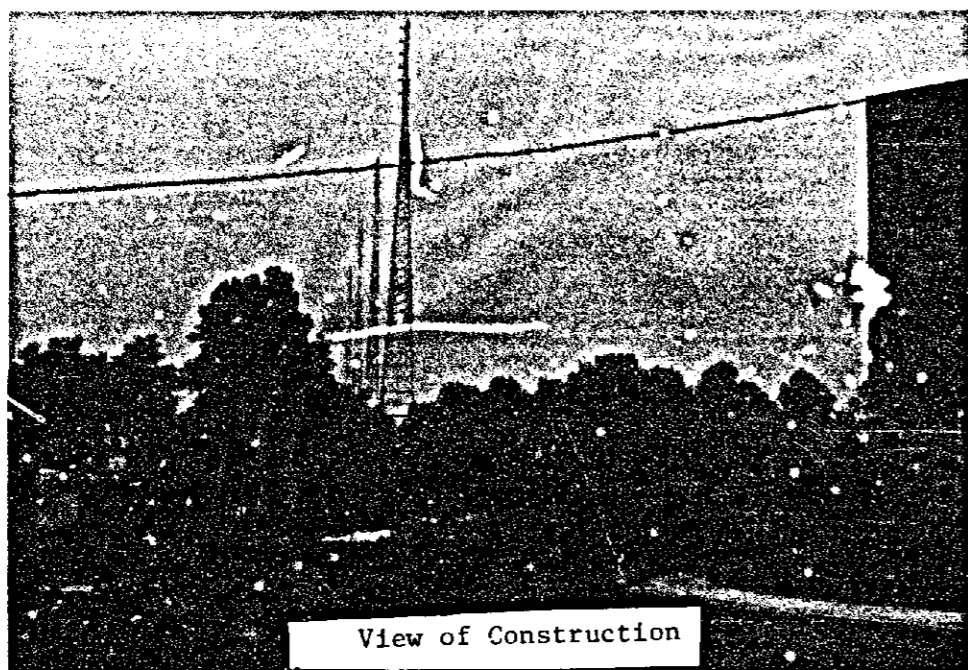
View of Park Heights Avenue to South



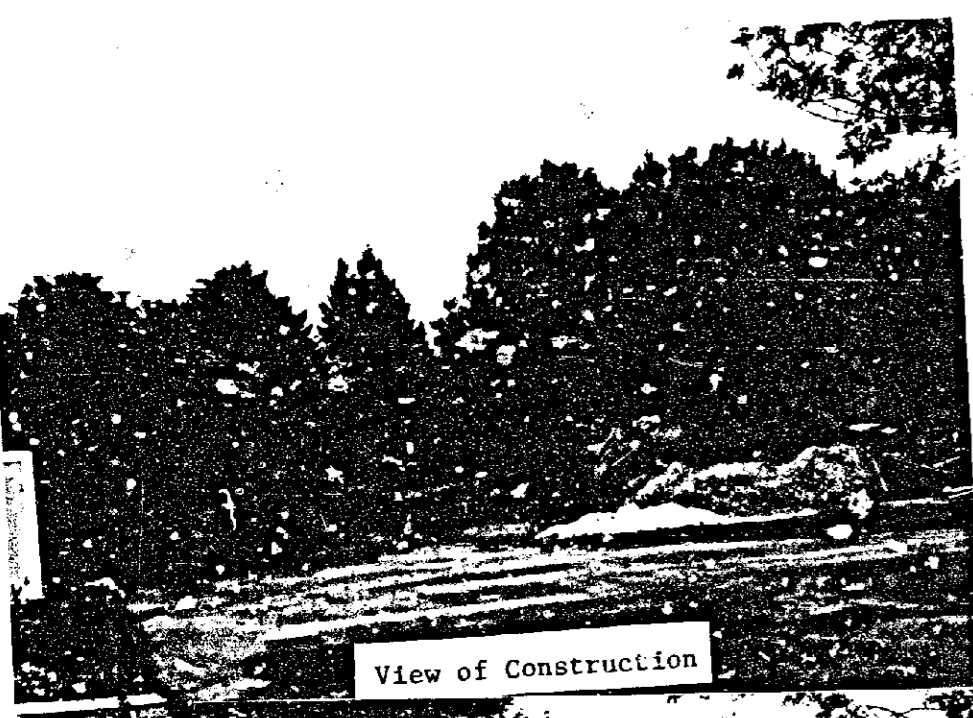
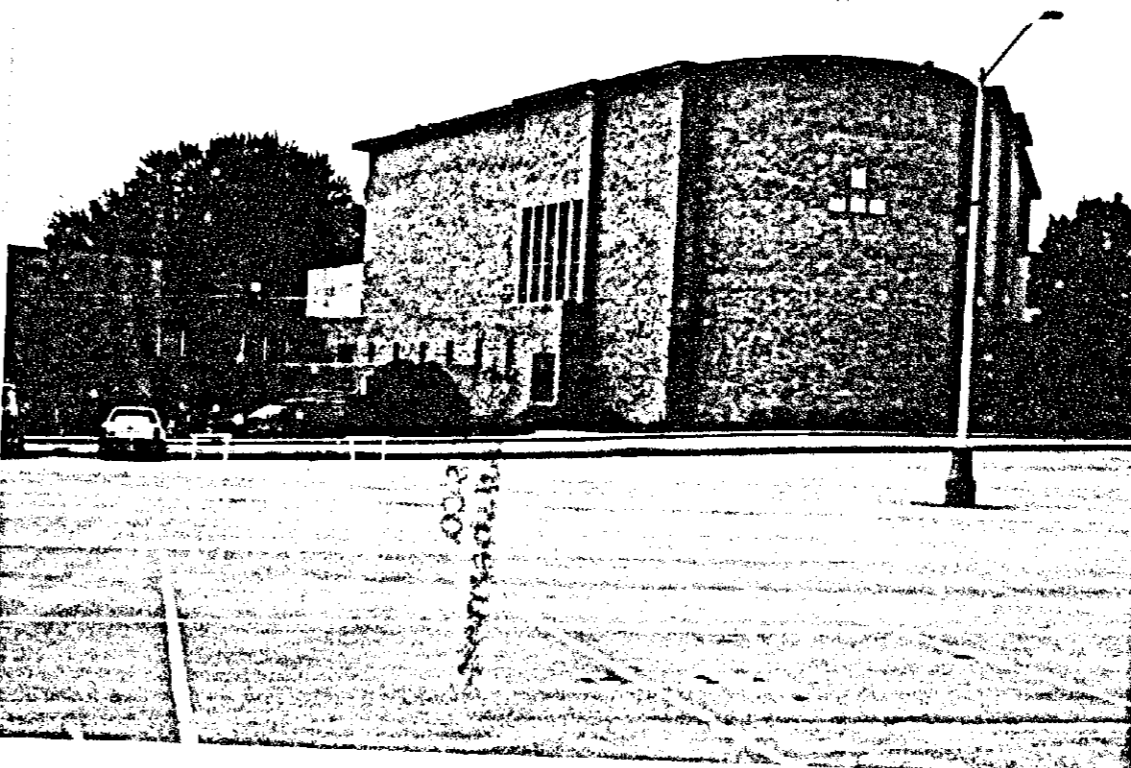
Rear of School Building



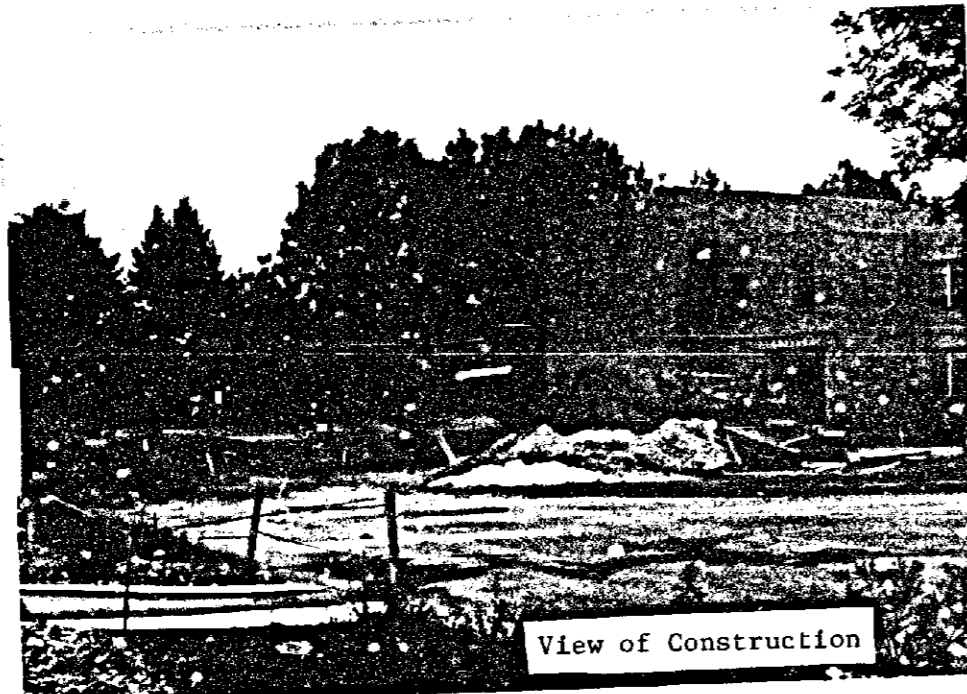
View of Park Heights Avenue to North



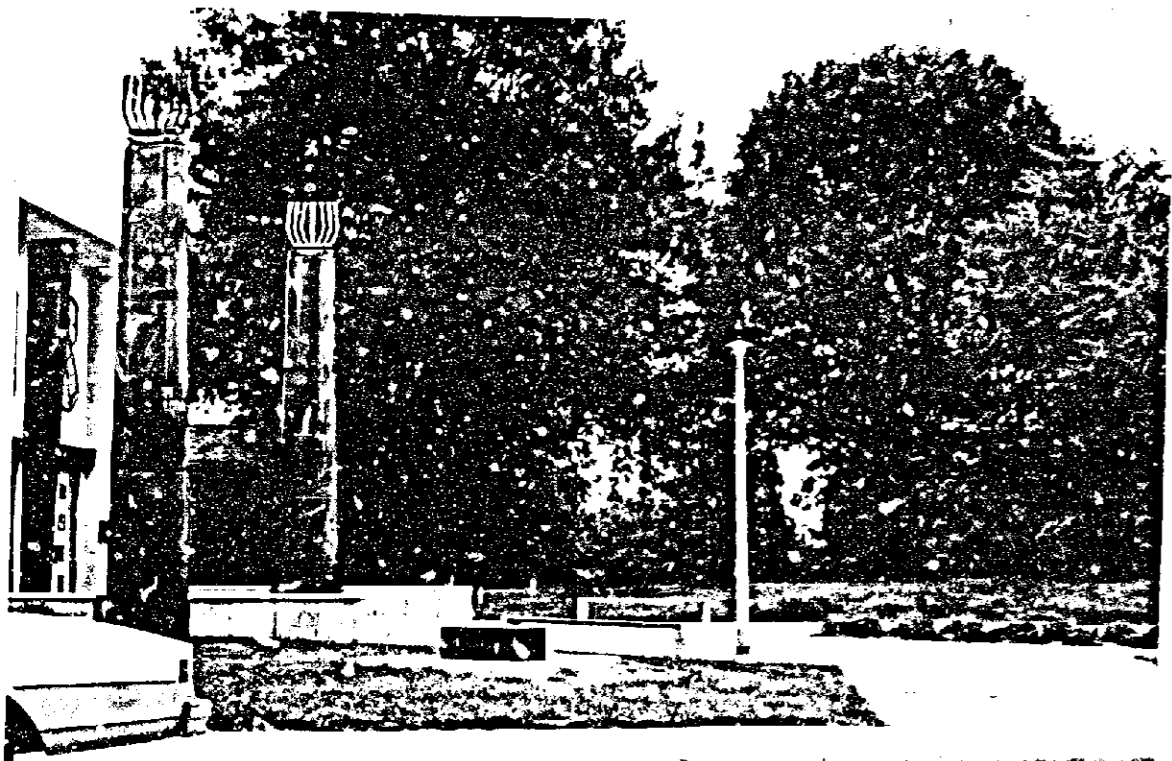
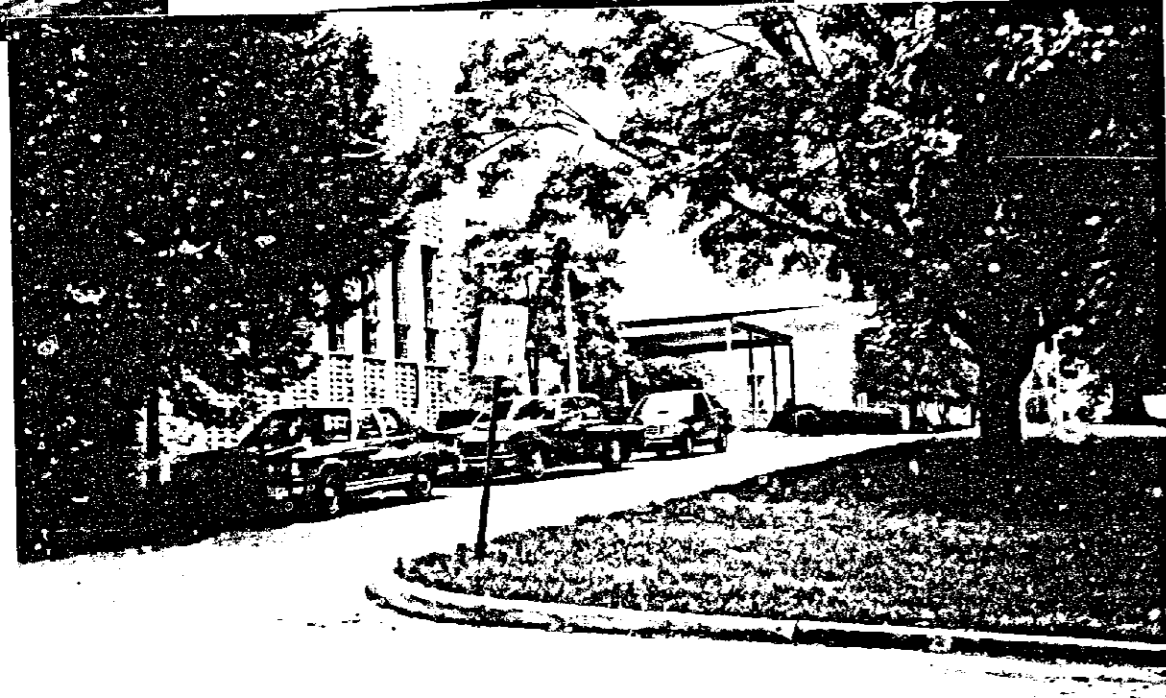
View of Construction



View of Construction



View of Construction



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
9th day of July, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Beth El Congregation
Petitioner's Attorney: Louis J. Glick, Esq.
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

July 17, 1986

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

RE: Property Owner: Beth El Corp.
Location: NE/S Park Heights Avenue, 217.42 ft. SE of centerline
of Michelle Way
Item No.: 472 Zoning Agenda: Meeting of July 1, 1986

Contention:

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 _____ 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.

() 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 comment at this time.

REVIEWER: *C. J. [Signature]* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

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

Item No. 472 -ZAC- Meeting of July 1, 1986
Property Owner: Beth El Congregation
Location: NE/S Park Heights Avenue, 217.42 feet
SE of centerline of Michelle Way
D.R. 2
Existing Zoning: Variance to permit 289 parking spaces
Proposed Zoning: (existing in lieu of the required 375
spaces, also to permit a building
elevation width of 583 feet in lieu
of the allowed 300 feet
Acres: 14.6 acres
District: 3rd Election District

Dear Mr. Jablon:

The requested parking variance to parking can be expected to cause parking problems in the area.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSP:lt



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 472 Zoning Advisory Committee Meeting are as follows:

Property Owner: Beth El Congregation
Location: NE/S Park Heights Avenue, 217.42 feet SE of c/l of Michelle Way
District: 3rd.

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.

(B) A building and other miscellaneous permits shall be required before the start of any construction.

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(D) Commercial: Three sets of construction drawings sealed and stamped by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Eng. contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J) Comments: The building shall comply with the height and area requirements for the proposed use based on its construction type, etc. Handicapped parking spaces are required by State and Local Codes. See Code of Maryland Regulations 05.01.07.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanigan
By: C. S. Burman, Chief
Building Plans Review

LJZ/RS

77-243
BD

RECEIVED
AUG 1 1986

HASS & DENICK, P. A.
ATTORNEYS AT LAW
918 MUNSLEY BUILDING
BALTIMORE, MARYLAND 21202

ZONING OFFICE
(301) 685-7400

LEONARD BASS
THEODORE C. DENICK
STUART L. SAGAL
HOWARD CASSIN
LARRY CAPLAN
JOHN H. DENICK

July 31, 1986

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance for
Beth El Congregation of Baltimore, Inc.
Case No. 87-69A

Dear Mr. Jablon:

Please add my name as counsel for the Beth El Congregation on the above reference zoning variance case.

Very truly yours,

John H. Denick
John H. Denick

JHD:fm

cc: Louis J. Glick, Esquire

#472

Permit Approved 6/20/86 w/c
If granted revised plans should
be required.

17-20-0

DATE RECEIVED
BY: _____
PLANNING

DATE: _____
BY: *W. Carl [Signature]*
ZONING COMMISSIONER
DATE: 6/20/86

ZONING PROVISIONALLY APPROVES THIS PERMIT. IT IS CONDITIONED ON THE GRANT OF THE VARIANCE REQUESTED. IF DENIED, THIS APPROVAL IS VOID AND THE PROPERTY MUST BE REPAIRED TO ITS ORIGINAL CONDITION.

* Item 472
* Revised Plans must be submitted if granted

3684
1-13-85

Send comments to
John Denick, Esq.
in lieu of
Lou Glick, Esq.

JOHN H. DENICK
ATTORNEY AT LAW

HASS & DENICK, P.A.
MUNSLEY BUILDING - SUITE 916
CALVERT & FAYETTE STREETS
BALTIMORE, MARYLAND 21202 (301) 685-7400

REGENCY PARK
CONDOMINIUM PHASE 2
E.H.K. JR. 6/43

REGENCY PARK
CONDOMINIUM PHASE 3
E.H.K. JR. 8/79

TEMPLE GATE
E.H.K. JR. 90/47

S 23° 11' 17" E - 536.51'

S 04° 32' 36" E - 432.03'

VACANT

VACANT
SECTION TWO
"ANTON WOODS"
E.H.K. JR. 52/134

VACANT

MICHELLE WAY

HOOKS LANE

N 66° 45' 12" E - 663.93'

DR-1
DR-2

N 23° 08' 27" W - 154.39'

N 26° 14' 21" W - 291.03'

N 77° 20' 07" W - 78.75'

N 77° 56' 59" W - 84.89'
N 80° 16' 57" W - 72.07'

N 73° 17' 21" W - 213.80'

N 79° 17' 03" W - 207.45'

N 83° 36' 18" W - 145.26'

S 89° 1' 2" E - 207.45'

BALTIMORE BELTWAY

EXISTING BUILDING

PROP. ADDITION

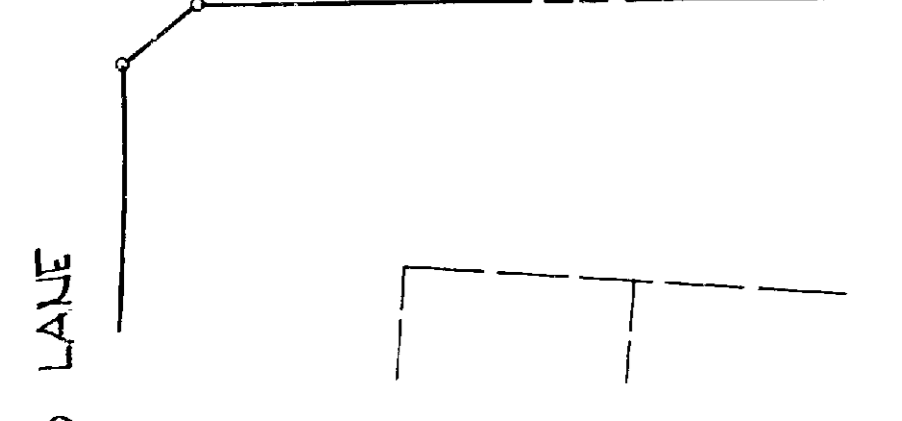
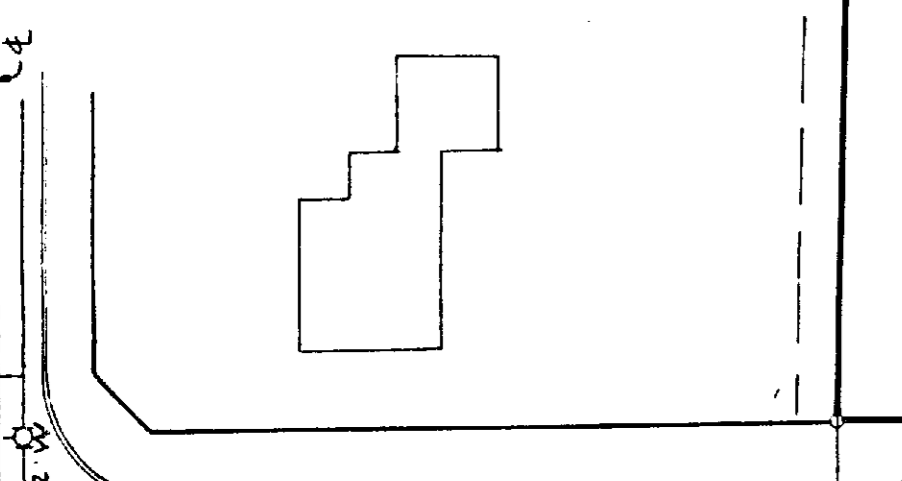
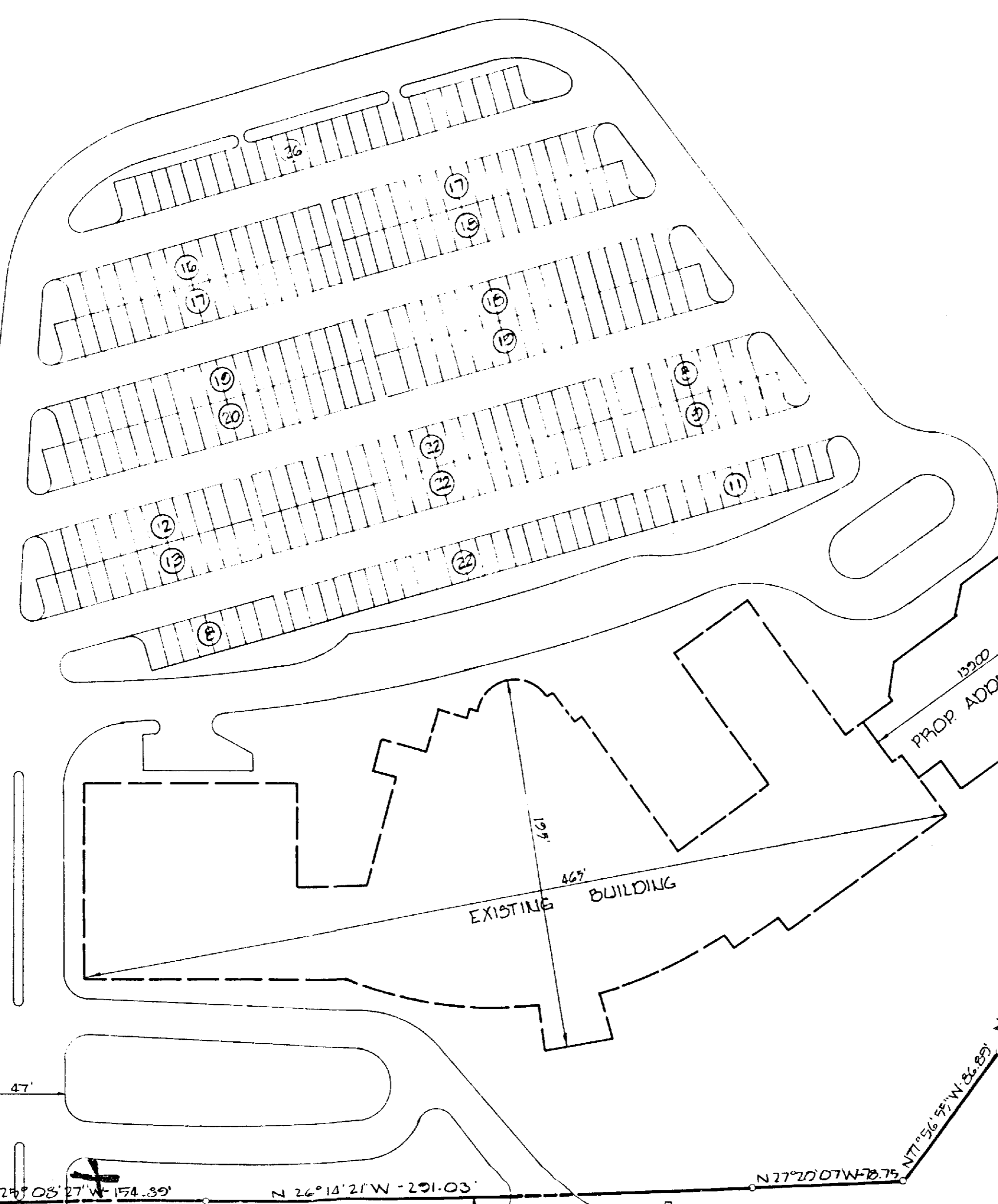
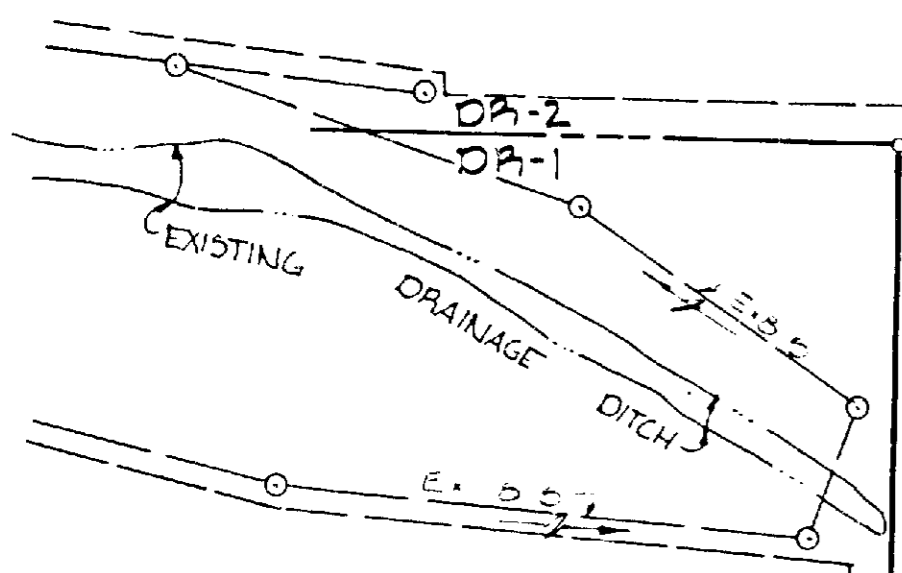
PARK HEIGHTS AVENUE (MD RTE. 129)

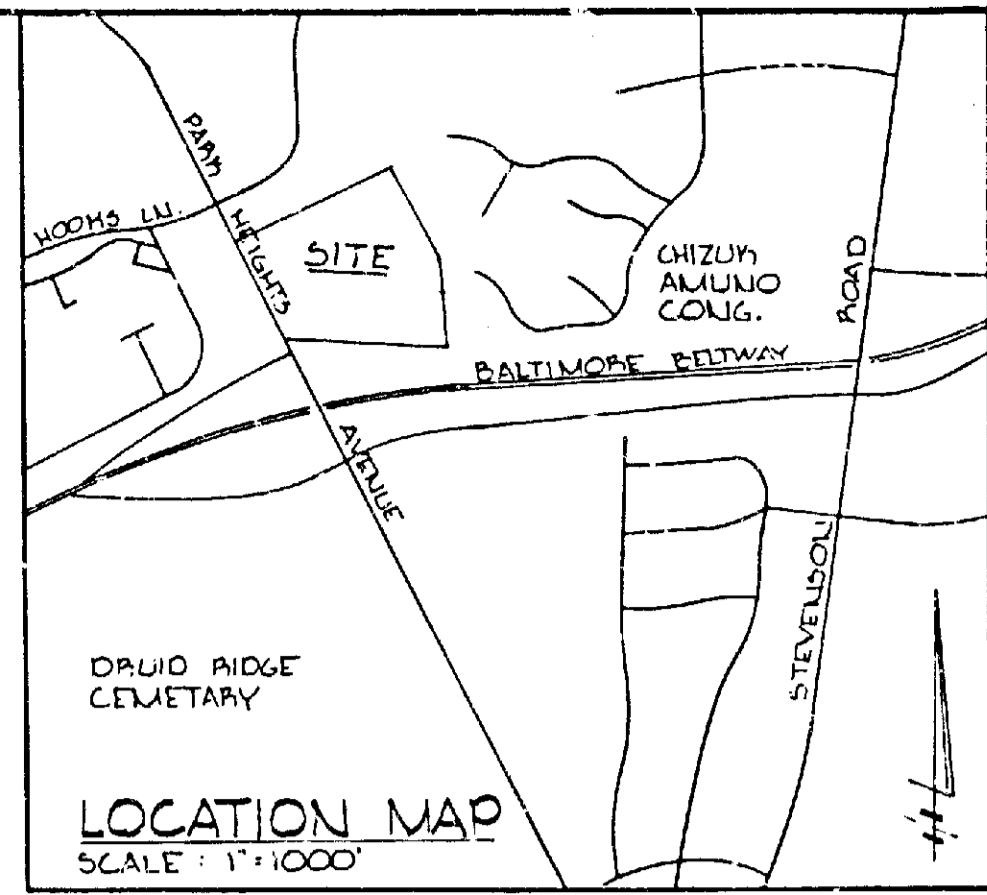
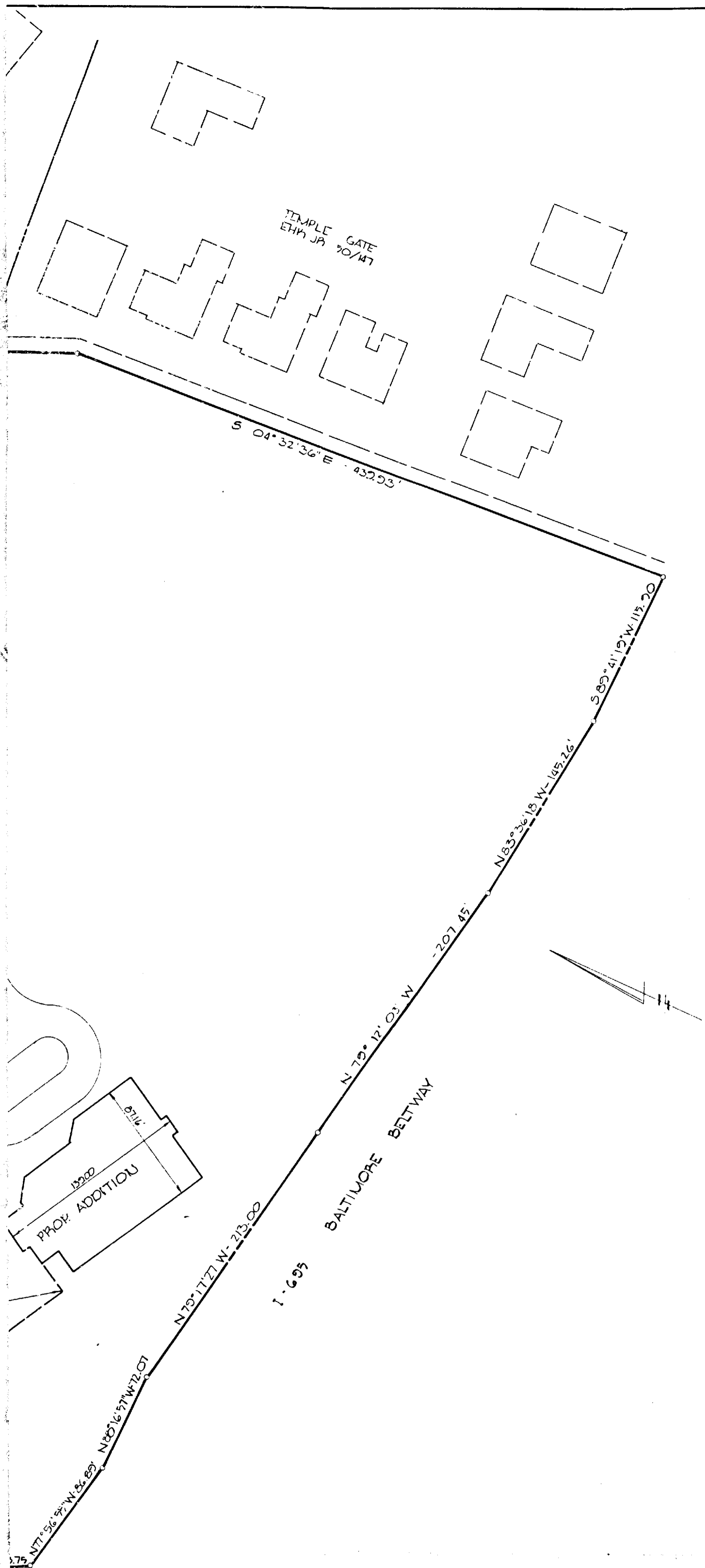
DR-2
DR-16

PROP. E.W.

R/W VARIES

"THE VILLAGE"
AMENDED SECTIONS 1, 2, 3, 4, 5
E.H.K. JR. 38/74





GENERAL NOTES:

- LOT AREA - 14.6 AC
- ZONING - DR-2
- ELECTION DISTRICT 3
- OPERATING HOURS:
 - SCHOOL - 9:00AM TO 12:00 PM MON./THURS.
 - 4:00 PM TO 6:00 PM MON./THURS.
 - 9:00AM TO 1:00 PM SUNDAY
 - SYNAGOGUE - 8:15 PM TO 10:30 PM FRIDAY
 - 9:00AM TO 2:30 PM SATURDAY
 - BUSINESS OFFICE - 9:00AM TO 5:00 PM MON./THURS
 - (5 EMPLOYEES) 9:00AM TO 3:30 PM FRIDAY
- PARKING - A VARIANCE IS REQUESTED FOR RELEASE FROM THE PARKING SPACE REQUIREMENTS AS STIPULATED IN THE BALTIMORE COUNTY ZONING REGULATIONS, AS AMENDED THROUGH JUNE 1984, IN SECTION 400.2-B14B5. **PARKING REQUIRED:**
 - AUDITORIUM - 600 SEATS @ 1 PS/6 SEATS = 100 PS
 - SANCTUARY - 1,432 SEATS @ 1 PS/6 SEATS = 238 PS
 - SCHOOL - 175 SEATS @ 1 PS/10 SEATS = 20 PS
 - NURSERY SCHOOL - 3 ROOMS @ 1 PS/ROOM = 3 PS
 - TOTAL REQUIRED = 375 PS
 - PARKING PROVIDED:**
 - EX PARKING = 280 PS

OWNER
 BETH EL CONGREGATION OF BALTO.
 3801 PARK HEIGHTS AVENUE
 BALTIMORE, MARYLAND 21208
 (301) 484-0411

ATTORNEY FOR PETITIONER
 LOUIS J. GLICK
 9 W. MULBERRY STREET
 BALTIMORE, MARYLAND 21201
 (301) 752-1230

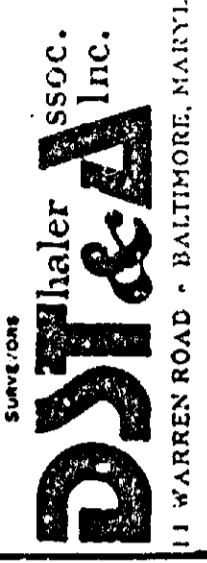
PLAT FOR ZONING VARIANCE
BETH EL SYNAGOGUE
 REQUEST FOR RELEASE FROM PARKING REQUIREMENTS
 3RD ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE: 1" = 50' JUNE 11, 1986

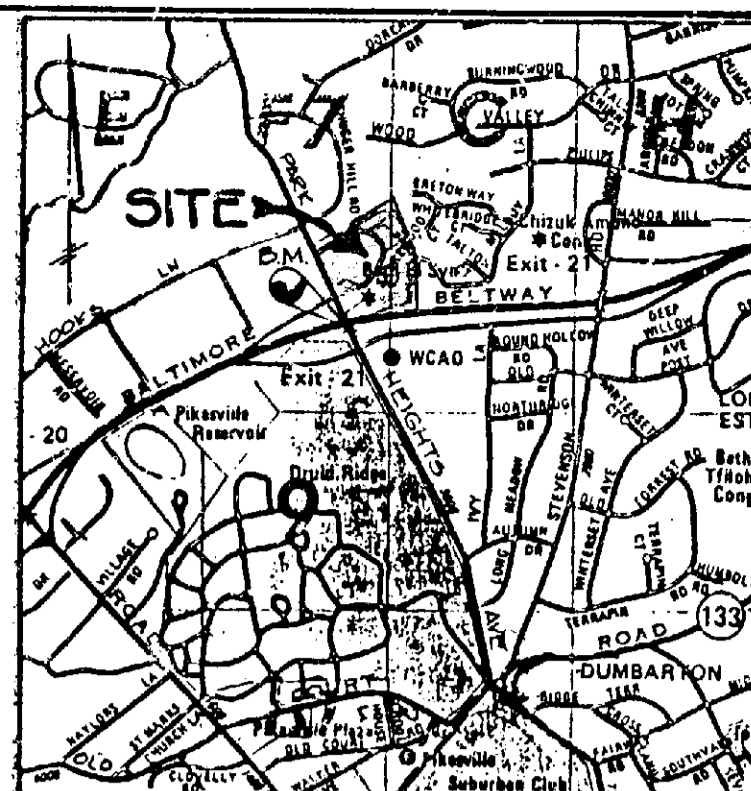
PETITIONER'S EXHIBIT 1

SCHOOL ADDITION FOR BETH EL SYNAGOGUE
 PARK HEIGHTS AVENUE
 BALTIMORE COUNTY, MARYLAND

BENJAMIN AIA BROTMAN AIA
H. BRUCE FINKELSTEIN AIA
 ARCHITECTS
 1533 W. MOUNT ROYAL AVENUE
 BALTIMORE, MARYLAND 21205
 301/695-3233

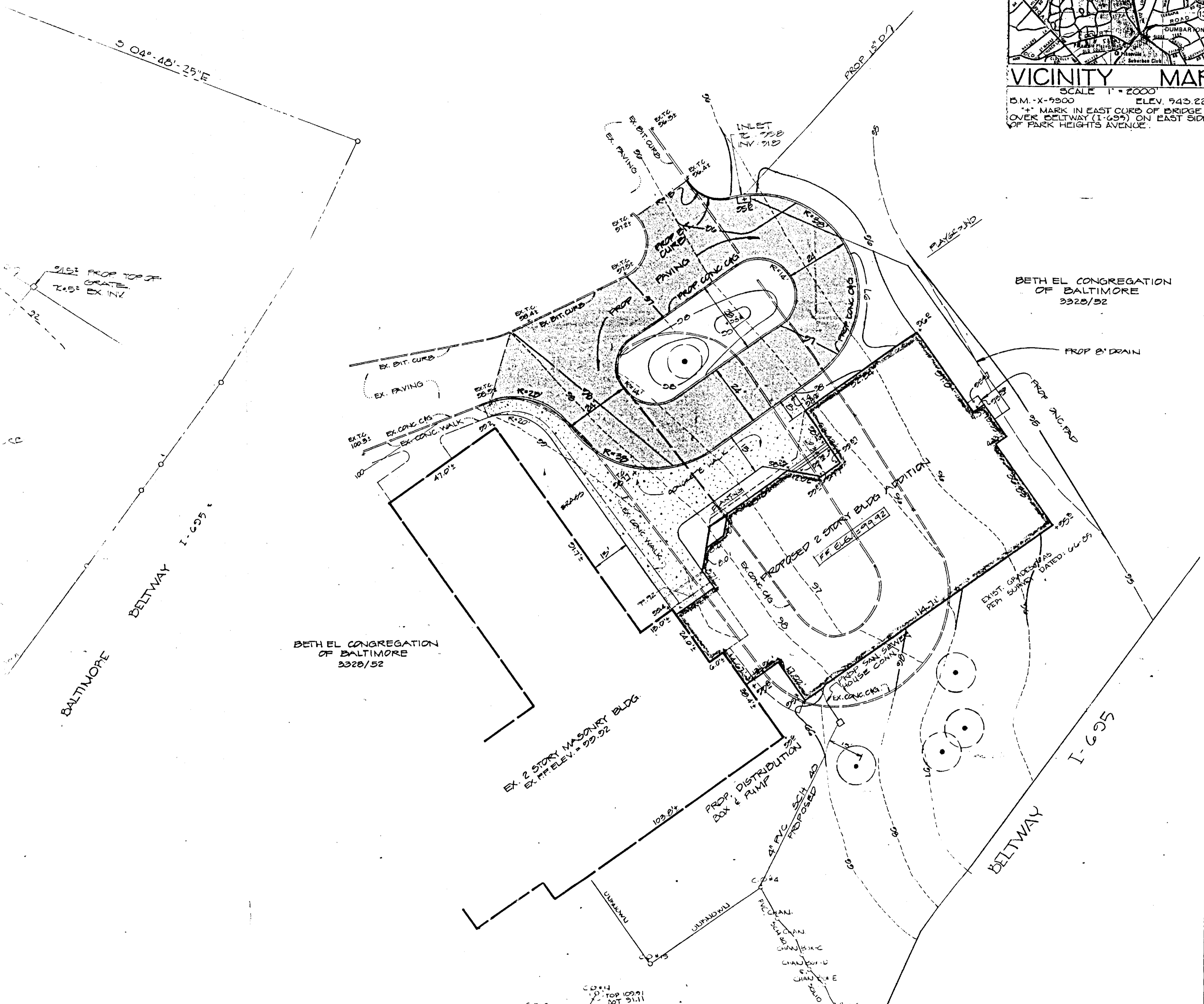
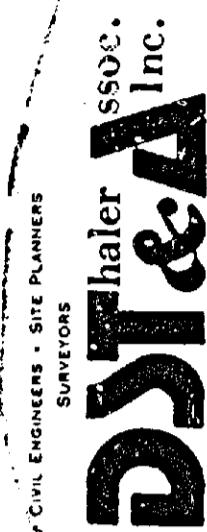
1 sign
 8/16/86
 472
 OFFICE COPY





VICINITY MAP

SCALE 1" = 2000'
 D.M. - X-9900 ELEV. 943.228
 * MARK IN EAST CURB OF BRIDGE OVER BELTWAY (I-695) ON EAST SIDE OF PARK HEIGHTS AVENUE.



BETH EL CONGREGATION OF BALTIMORE
 3328/52

BETH EL CONGREGATION OF BALTIMORE
 3328/52

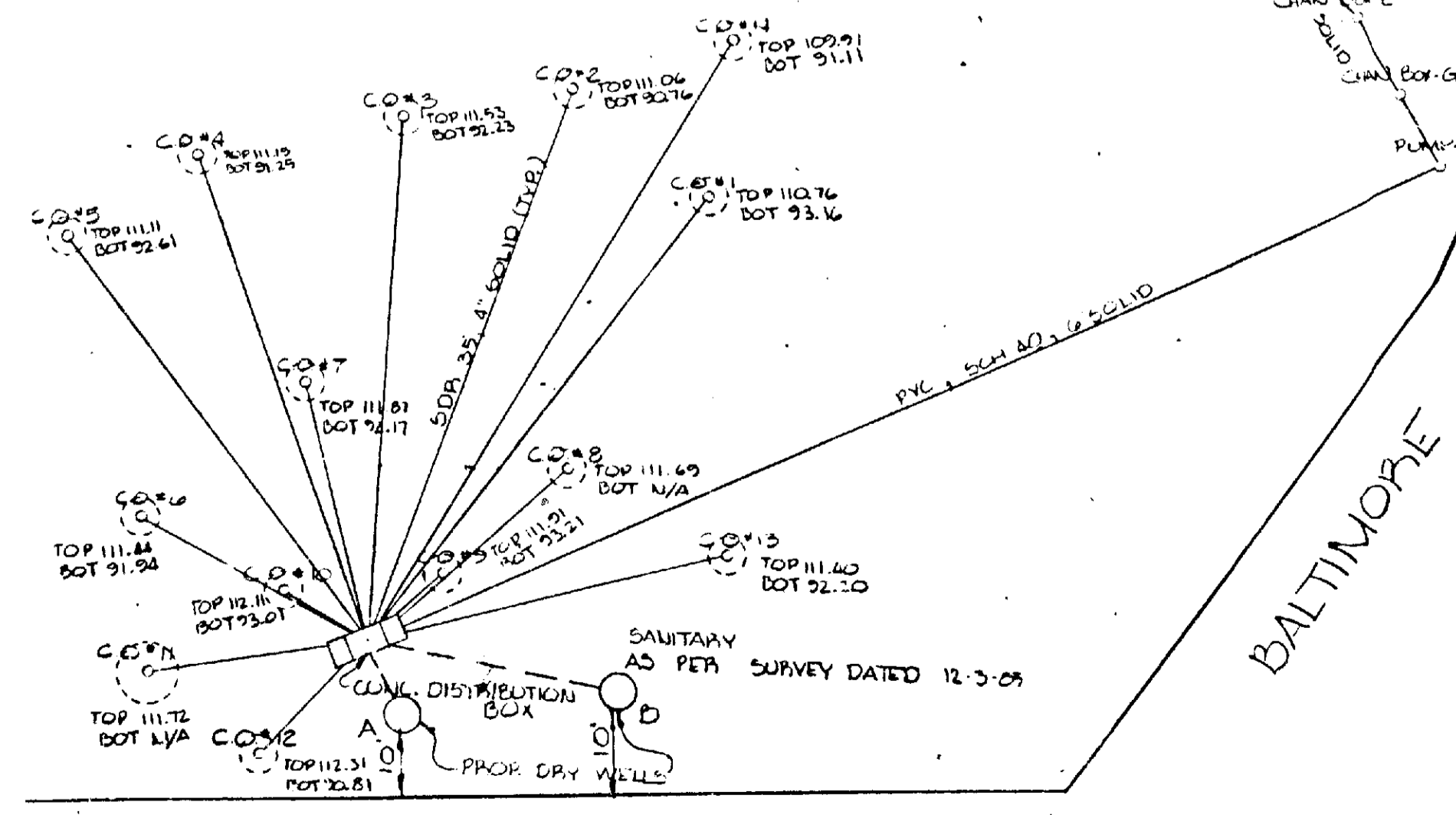
SCHOOL ADDITION FOR BETH EL SYNAGOGUE
 PARK HEIGHTS AVENUE
 BALTIMORE COUNTY, MARYLAND

BENJAMIN AIA
 BROTMAN AIA
 H. BRUCE
 FINKELSTEIN AIA
 ARCHITECTS
 1233 W. MOUNT ROYAL AVENUE
 BALTIMORE, MARYLAND 21207
 301.485.2322

EXISTING

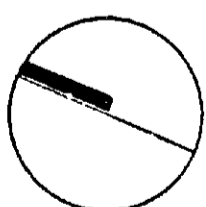
NO.	DIAMETER FEET	VOLUME CU FEET
1	5	545.50
2	5	520.92
3	5	570.26
4	5	520.74
5	5	565.25
6	5	522.00
7	5	526.01
8	5	553.00
9	5	567.17
10	5	575.05
11	0	0.00
12	5	422.15
13	5	576.22
14	5	365.14
TOTAL VOLUME		5,745.65 cu ft

WELL UNAVAILABLE, 11' OF 17.00 FEET.



DETAIL SITE PLAN

1" = 20'-0"



PROPOSED

NO.	DIAMETER FEET	VOLUME CU FEET
1	5	50.10
2	5	50.10
TOTAL VOLUME		100.20 cu ft

OWNER'S EXHIBIT 3



SITE PLAN

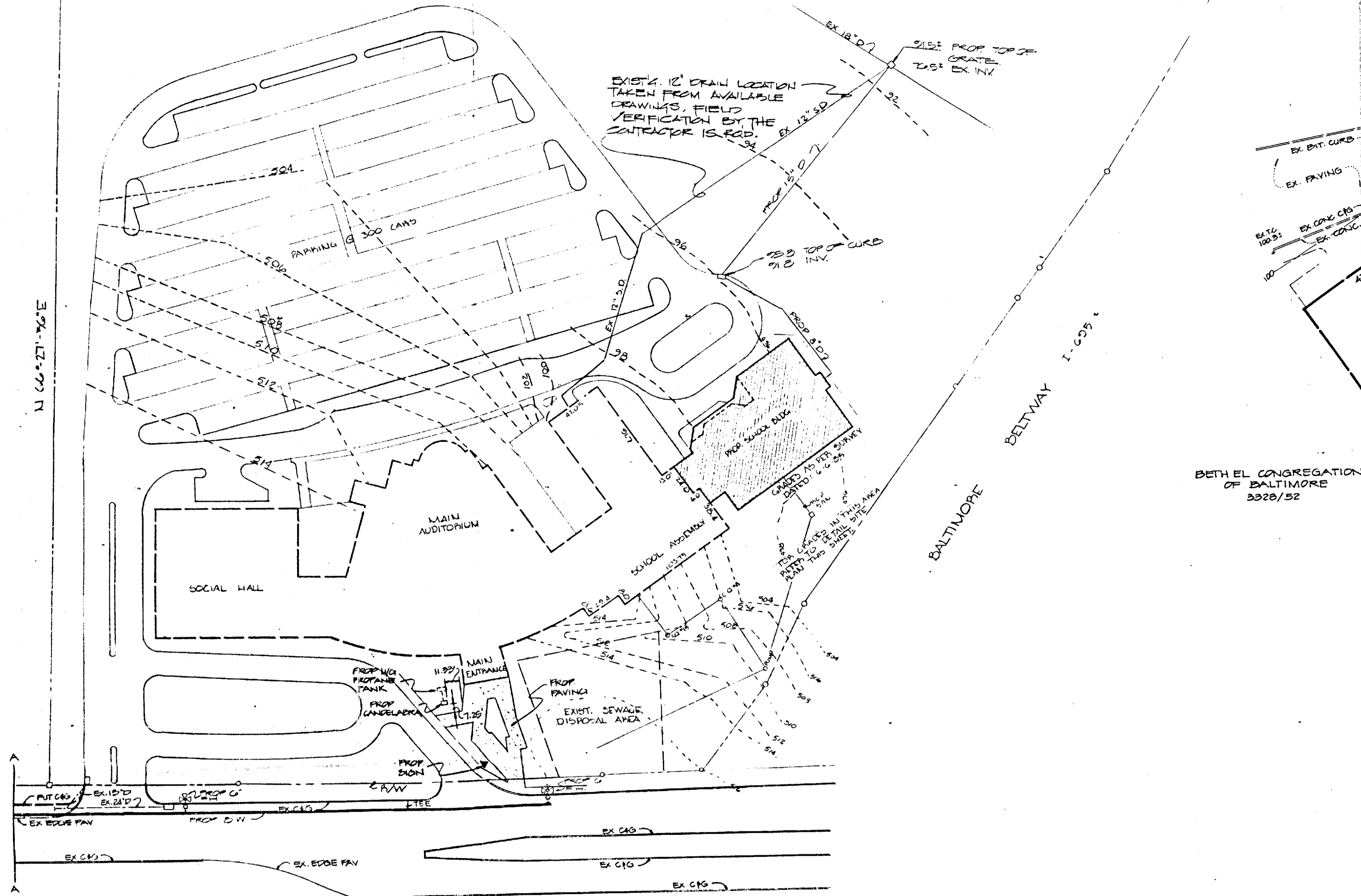
REVISIONS:
 GRADES & BLDG. DIMS. 2-14-88

3684 **SP-1**

S 23°-32'-04"E - 738.73'

S 04°-48'-25"E

N 66°-27'-36"E

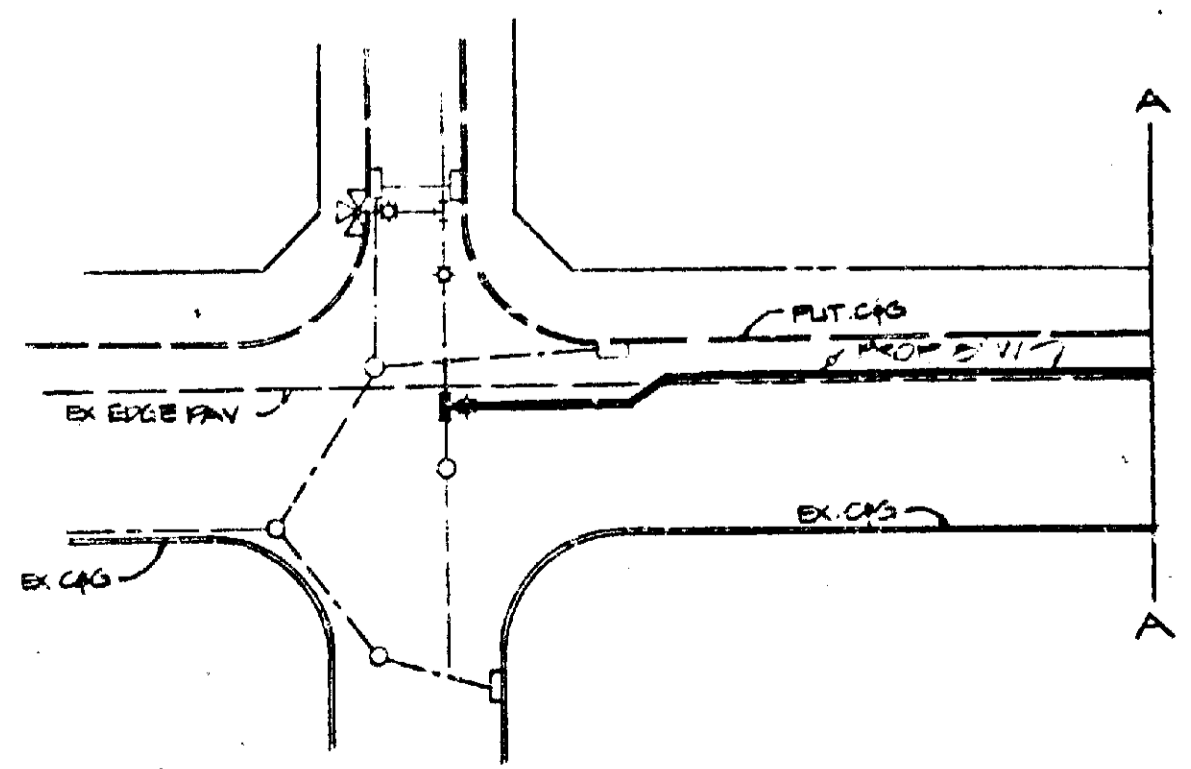


BETH EL CONGREGATION OF BALTIMORE 3328/52

SITE PLAN

1" = 50'-0"

SITE PLAN PREPARED FROM PLOT PLAN BY SIGLARD BRAWERMAN DATED 3-2-55.



DRY WELLS - EXISTING

NO.	DEPTH FEET	DIAMETER FEET	VOLUME CU. FEET
1	17.60	5	349.98
2	20.30	5	320.90
3	19.30	5	378.96
4	19.00	5	350.74
5	18.90	5	363.27
6	19.90	5	382.00
7	19.70	5	386.01
8	17.0*	5	333.80
9	18.70	5	367.17
10	19.10	5	375.03
11	17.0*	8	874.91
12	21.90	5	422.19
13	19.20	5	376.99
14	18.80	5	369.14
TOTAL VOLUME			5,749.68 CU. FT.

* DEPTH OF DRY WELL UNAVAILABLE, ASSUMED DEPTH OF 17.00 FEET.

DRY WELLS - PROPOSED

NO.	DEPTH FEET	DIAMETER FEET	VOLUME CU. FEET
A	10.00	5	28.18
B	10.00	5	28.18
TOTAL VOLUME			56.36 CU. FT.

