

IN RE: PETITION FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & ZONING VARIANCE * ZONING COMMISSIONER
N/S Old Pimlico Road, E. of *
Rockland Hills Drive * OF BALTIMORE COUNTY
7000 Rockland Hills Drive *
3rd Election District * CASE #90-568-SPHXA
2nd Councilmanic District *
Liberty Jewish Center, *
Legal Owners *
Rockland Hills Towers, Inc. *
Contract Purchaser *

ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Special Exception from Section 1801.2.B.2 to permit a building length of 380 feet +/- in lieu of the permitted 300 feet; Petitioner for Special Hearing to permit land not dedicated to a particular use to be available for density purposes on a mixed use site and a Zoning Variance from Section 1802.2.A to permit a height of 68 feet +/- in lieu of the permitted 50 feet in a D.R. 2 zone and to permit a height of 68 feet +/- in lieu of the permitted 60 feet in a D.R. 16 zone.

WHEREAS, Rockland Hills Towers, Inc., by their attorney, Deborah C. Dopkin, has requested, in a letter dated November 13, 1989, withdrawal of the Petitions.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 9th day of August 1990 that the Petitions for Special Hearing, Special Exception and Zoning Variance, in the above captioned matter, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-568-SPHXA

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 Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a permit and not dedicated to a particular use to be available for density purposes on a mixed-use site.

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

I, or we, agree to pay expenses of the above Special Hearing 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:
Rockland Hills Towers, Inc.
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr
17 S. Charles Street
Baltimore, Maryland 21201
City and State

Legal Owner(s):

Liberty Jewish Center
(Type or Print Name)

By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)

Signature
Donald Scherr, President
(Type or Print Name)

Attorney for Petitioner:
Deborah C. Dopkin
(Type or Print Name)
By: *Deborah C. Dopkin*
Signature
405 Allegheny Avenue
Towson, Maryland 21204
City and State

7000 Rockland Hills Drive
Address
Baltimore, Maryland 21203
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Deborah C. Dopkin
405 Allegheny Avenue 825-1099
Address Phone No.

Attorney's Telephone No.:
825-1099

City and State

Name

Address

Phone No.

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December 27, 1989

MEMO TO FILES: ITEM #91/106

A meeting was held on Monday, 12/18/89 between Mr. Jeff Sherr and his associate and Mr. Carl Richards, Zoning Coordinator, concerning the representation of Liberty Jewish Center. An amended petition will be filed to only address R.T.A. requirements for the new synagogue and the amendment from the previous country club hearing. At the present time, Mr. Sherr is checking with the developer to correlate their request with the future development portion and the proposed reduced scale development.

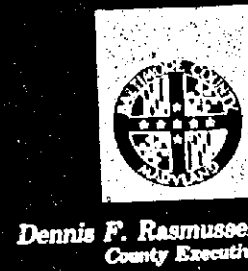
cc: File #91/106

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Courts Building, Suite 406
Towson, Maryland 21204
(801) 887-3554

November 9, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RECEIVED
NOV 16 1989



ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item number 171, 172, 103, 105, 106, 107 and 108.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan,
Traffic Engineer Associate II

MSP/lab

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

RECEIVED
OCT 4 1989

10/2/89
Date

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

Zoning Item # 91, Zoning Advisory Committee October 3, 1989

Property Owner: Liberty Jewish Center

Location: 115 of Old Police Rd. E. of Rockland Hills Drive District: 3

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chandelier generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____, conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

A.D. Stuch
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3253

J. Robert Haines
Zoning Commissioner

August 8, 1990



Dennis F. Rasmussen
County Executive

Deborah C. Dopkin
Attorney at Law
Hellman and Redmond
405 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing, Special Exception and Zoning
Variance
Rockland Hills Towers, Inc., Petitioner
Case #90-568-SPEDA

Dear Ms. Dopkin:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

TDH:mm
at:
cc: Peoples Counsel

HELLMAN & REDMOND
ATTORNEYS AT LAW
405 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (801) 825-1099
FAX (801) 828-4120

STANLEY H. HELLMAN
PAUL J. REDMOND
RICHARD V. LYNAS

November 13, 1989

RECEIVED
NOV 13 1989

ZONING OFFICE

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Rockland Hills Towers, Inc.
Petitions for Special Hearing, Special Exception
and Variance
Item No. 91

Dear Mr. Haines:

On September 7, 1989 I filed the above captioned petitions on behalf of Rockland Hills Towers, Inc. contract purchaser of a portion of the property located at 7000 Rockland Hills Drive.

After meeting with both representatives of community organizations in the area and with the Director of Planning and Zoning, the applicant has decided to revise the site plan for the development of the property in a manner that will require no extraordinary zoning approvals.

Therefore, Rockland Hills Towers, Inc. is hereby withdrawing the three (3) above captioned petitions which were previously filed with your office. Please remove them from your docket at the earliest opportunity.

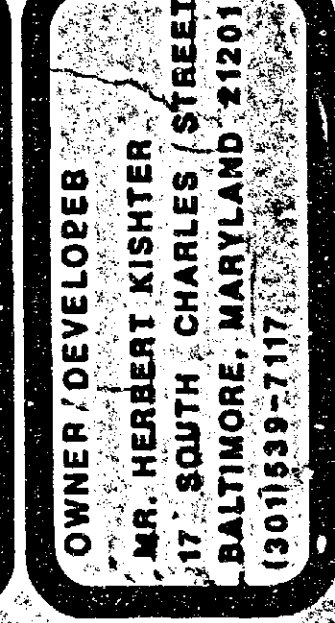
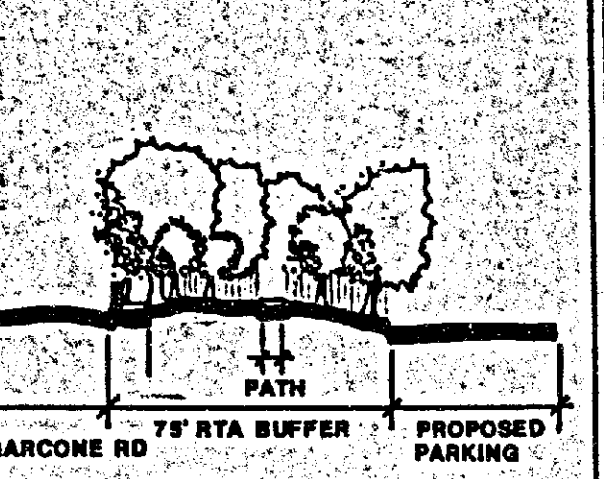
Thank you for your attention to this matter.

Sincerely,

Deborah C. Dopkin
Deborah C. Dopkin

cc: Herb Kistner
David S. Thaler

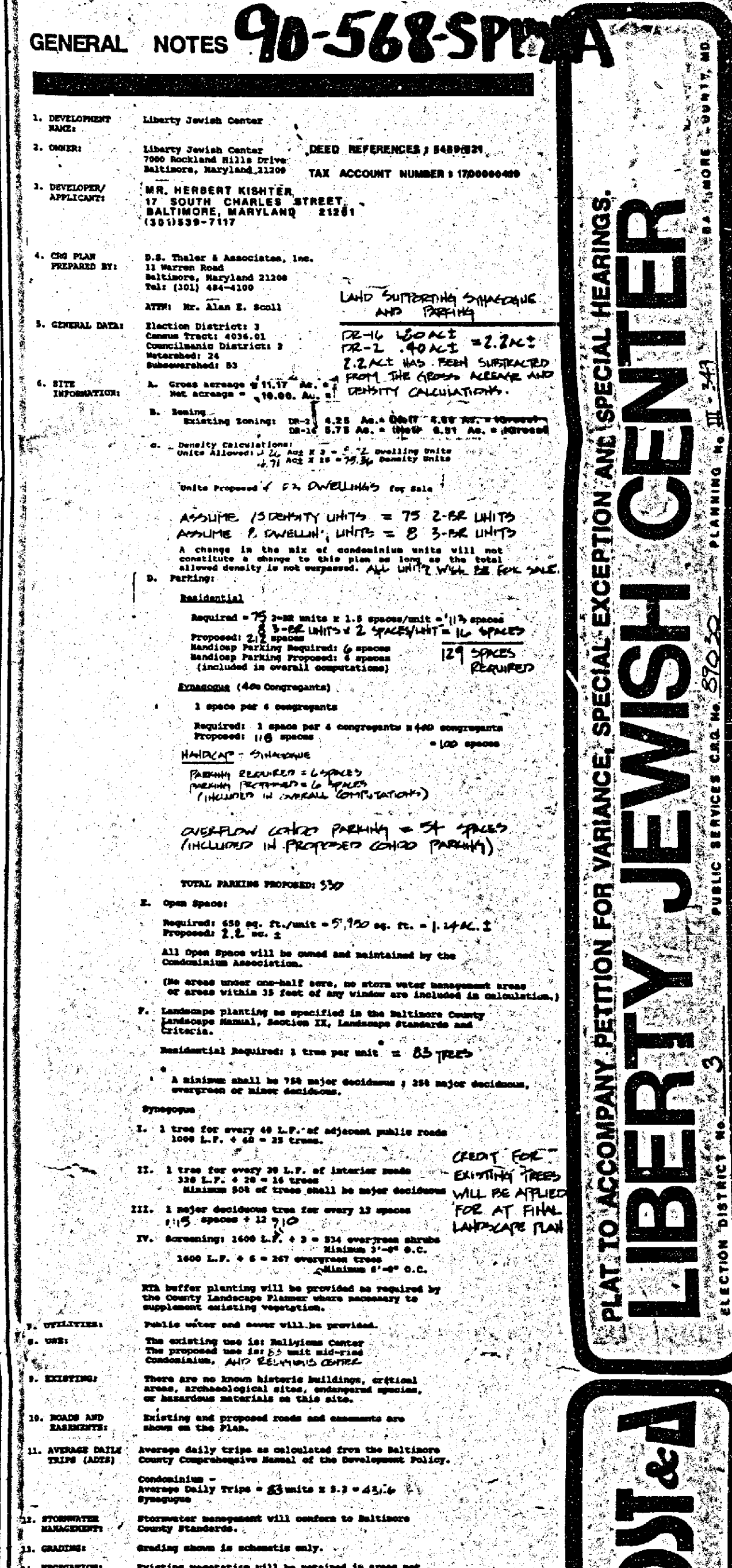
LETTERS



SECTION B - B

SUGARCONE ROAD TO PARKING

SCALE: 1"=50'



1. A Special Exception pursuant to Section 180.12.5.1 to permit a height of 60 feet six in. for the permitted 50 feet in a R.R.2.1 zone and to permit a height of 60 feet six in. for the permitted 60 feet six in. in a R.R. 16 zone.

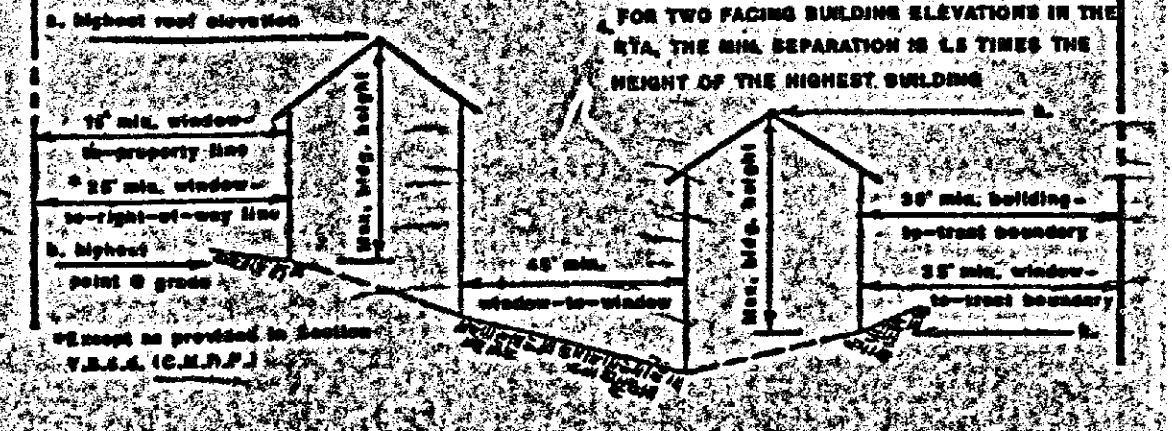
2. A Special Exception pursuant to Section 180.12.5.1 to permit a building length of 250 feet six in. for the permitted 200 feet.

3. A Special Hearing to address:

a. The removal of the Special Exception for a country club and conditions imposed in case No. 78-2583.

b. Waiver and transfer thereto as an exception to residential transition pursuant to Section 180.12.5.2.

c. A Special Hearing to permit land use designation of a particular use to be available for country purposes on a lot.



SCALE: 1" = 50'

15' 50' 50'

NORTH

[illegible]

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS
11 WARREN ROAD
BALTIMORE, MD. 21208
(301) 484-4100

PROJECT No. BT6
SHEET No. _____
OF _____

IN RE: PETITION FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & ZONING VARIANCE * ZONING COMMISSIONER
N/S Old Pimlico Road, E. of *
Rockland Hills Drive * OF BALTIMORE COUNTY
7000 Rockland Hills Drive *
3rd Election District * CASE #90-568-SPHXA
2nd Councilmanic District *
Liberty Jewish Center, *
Legal Owners *
Rockland Hills Towers, Inc. *
Contract Purchaser *

ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Special Exception from Section 1801.2.B.2 to permit a building length of 380 feet +/- in lieu of the permitted 300 feet; Petitioner for Special Hearing to permit land not dedicated to a particular use to be available for density purposes on a mixed use site and a Zoning Variance from Section 1802.2.A to permit a height of 68 feet +/- in lieu of the permitted 50 feet in a D.R. 2 zone and to permit a height of 68 feet +/- in lieu of the permitted 60 feet in a D.R. 16 zone.

WHEREAS, Rockland Hills Towers, Inc., by their attorney, Deborah C. Dopkin, has requested, in a letter dated November 13, 1989, withdrawal of the Petitions.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 9th day of August 1990 that the Petitions for Special Hearing, Special Exception and Zoning Variance, in the above captioned matter, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-568-SPHXA

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 Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a permit and not dedicated to a particular use to be available for density purposes on a mixed-use site.

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

I, or we, agree to pay expenses of the above Special Hearing 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:
Rockland Hills Towers, Inc.
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr
17 S. Charles Street
Baltimore, Maryland 21201
City and State

Legal Owner(s):
Liberty Jewish Center
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Attorney for Petitioner:
Deborah C. Dopkin
(Type or Print Name)
By: *Deborah C. Dopkin*
Signature
405 Allegheny Avenue
Towson, Maryland 21204
City and State

7000 Rockland Hills Drive
Address
Baltimore, Maryland 21203
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Deborah C. Dopkin
405 Allegheny Avenue 825-1099
Address Phone No.

Attorney's Telephone No.: 825-1099

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-568-SPHXA

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a special exception pursuant to § 1801.2.B.2 to permit a building length of 380 feet in lieu of the permitted 300 feet.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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:
Rockland Hills Towers, Inc.
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Legal Owner(s):
Liberty Jewish Center
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Attorney for Petitioner:
Deborah C. Dopkin
(Type or Print Name)
By: *Deborah C. Dopkin*
Signature
405 Allegheny Avenue
Towson, Maryland 21204
City and State

7000 Rockland Hills Drive
Address
Baltimore, Maryland 21203
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Deborah C. Dopkin
405 Allegheny Avenue 825-1099
Address Phone No.

Attorney's Telephone No.: 825-1099

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-568-SPHXA

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 1802.2.A to permit a height of 68 feet in lieu of the permitted 50 feet in a D.R. 2 zone, and to permit a height of 68 feet in lieu of the permitted 60 feet in a D.R. 16 zone.

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

Strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty based on the use and configuration of the site; and would result in unreasonable hardship based on the unique circumstances; and for such other reasons as will be presented at the hearing.

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:
Rockland Hills Towers, Inc.
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Legal Owner(s):
Liberty Jewish Center
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Attorney for Petitioner:
Deborah C. Dopkin
(Type or Print Name)
By: *Deborah C. Dopkin*
Signature
405 Allegheny Avenue
Towson, Maryland 21204
City and State

7000 Rockland Hills Drive
Address
Baltimore, Maryland 21203
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Deborah C. Dopkin
405 Allegheny Ave. 825-1099
Address Phone No.

Attorney's Telephone No.: 825-1099

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION OF CONDOMINIUM PROPERTY LIBERTY JEWISH CENTER

90-568-SPHXA

Beginning for the same at a point where the westerly right-of-way line of Rockland Hills Drive, a 70 foot drive, (erroneously described as 80 feet in prior descriptions); intersects the northerly right-of-way line of Old Pimlico Road, a 70 foot road; thence, running with and binding upon the said northerly right-of-way line of Old Pimlico Road the following four (4) courses and distances:

1. South 80°34'30" West 493.03 feet to a point;
2. 309.03 feet by a curve to the right, having a radius of 1170.00 feet and a chord of South 88°08'30" West 308.13 feet to a point;
3. North 84°17'30" West 163.94 feet to a point;
4. 223.51 feet by a curve to the left, having a radius of 730.00 feet and a chord of South 86°56'14" West 222.64 feet to intersect the easterly right-of-way line of Sugarcone Road; a 60 foot road;

thence, binding upon the said easterly right-of-way line of Sugarcone Road the following three courses and distances:

1. North 58°36'00" West 14.48 feet to a point;
2. North 14°58'27" West 20.52 feet to a point;
3. 143.42 feet by a curve to the left, having a radius of 420.00 feet and a chord of North 24°45'24" West 142.72 feet to a point;

thence, leaving the said easterly right-of-way line of Sugarcone Road, and running with and binding upon Section 5, "Greengate", recorded among the Land Records of

page 2
Description of Condominium Property Liberty Jewish Center
September 15, 1989

Baltimore County, Maryland in Plat Book 33 folio 48, North 55°27'00" East 170.00 feet; and, North 15°49'31" West 102.16 feet to intersect the southerly line of Plat 2, Section 5, "Greengate", recorded among the said Land Records in Plat Book 38 folio 77; thence, running with and binding upon the last said land, North 86°15'00" East 584.62 feet to a point; thence, running over and through the land of which this is a part, for a line of division, the following ten (10) courses and distances:

1. South 03°39'13" East 182.00 feet to a point;
2. North 86°20'47" East 70.36 feet to a point;
3. South 03°39'13" East 81.51 feet to a point;
4. North 86°20'47" East 122.00 feet to a point;
5. North 03°39'13" West 69.25 feet to a point;
6. North 86°20'47" East 83.67 feet to a point;
7. North 03°39'13" West 62.72 feet to a point;
8. North 86°20'47" East 242.56 feet to a point;
9. North 03°39'13" West 90.41 feet to a point;
10. North 86°15'00" West 31.85 feet to intersect the aforementioned westerly right-of-way line of Rockland Hills Drive; thence, running with and binding upon the said westerly right-of-way line of Rockland Hills Drive, the following two (2) courses and distances:

1. South 03°45'00" East 286.66 feet to a point;
2. South 38°24'45" West 14.82 feet to the point of beginning.

beginning.

page 3
Description of Condominium Property Liberty Jewish Center
September 15, 1989

Containing 7.826 acres of land, more or less.

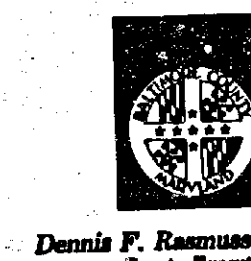
Under and subject to items of record.



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

December 7, 1989



Donald Scherr, President
Liberty Jewish Center
7000 Rockland Hills Drive
Baltimore, Maryland 21209

RE: Liberty Jewish Center
Item #106
7000 Rockland Hills Drive

Dear Mr. Scherr:

This correspondence is in reference to the status of the petition for Special Hearing and Variance in Item #106 as it relates to Item #91. In a conversation with Deborah Dopkin, Esq., who has withdrawn as your attorney in Item #106, it was brought to my attention that revisions to the plans and descriptions under both these items will be required. I have been holding these petitions in expectation of such revisions but as they have not been presented for review and inclusion under the item it has become necessary to determine exactly what your wishes are in reference to your hearing.

Please contact me at 887-3391 to advise me if you wish me to continue to wait for revised plans, etc., or to proceed with the case as it now exists in our files.

Very truly yours,

J. Robert Haines
John L. Lewis
Planning & Zoning Associate

JLH:jat

cc: Case File Item's #91 & #106

December 27, 1989

MEMO TO FILES: ITEM #91/106

A meeting was held on Monday, 12/18/89 between Mr. Jeff Sherr and his associate and Mr. Carl Richards, Zoning Coordinator, concerning the representation of Liberty Jewish Center. An amended petition will be filed to only address R.T.A. requirements for the new synagogue and the amendment from the previous country club hearing. At the present time, Mr. Sherr is checking with the developer to correlate their request with the future development portion and the proposed reduced scale development.

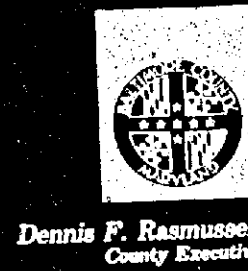
cc: File #91/106

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Courts Building, Suite 406
Towson, Maryland 21204
(801) 887-3554

November 9, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RECEIVED
NOV 16 1989



ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item number 171, 172, 103, 105, 106, 107 and 108.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan,
Traffic Engineer Associate II

MSP/lab

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

RECEIVED
OCT 4 1989

10/2/89
Date

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

Zoning Item # 91, Zoning Advisory Committee October 3, 1989

Property Owner: Liberty Jewish Center

Location: 115 of Old Police Rd. E. of Rockland Hills Drive District: 3

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chandelier generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____, conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

A.D. Stuch
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3253

J. Robert Haines
Zoning Commissioner

August 8, 1990



Dennis F. Rasmussen
County Executive

Deborah C. Dopkin
Attorney at Law
Hellman and Redmond
405 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing, Special Exception and Zoning
Variance
Rockland Hills Towers, Inc., Petitioner
Case #90-568-SPEDA

Dear Ms. Dopkin:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

TDH:mm
at:
cc: Peoples Counsel

HELLMAN & REDMOND
ATTORNEYS AT LAW
405 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (801) 825-1099
FAX (801) 828-4120

STANLEY H. HELLMAN
PAUL J. REDMOND
RICHARD V. LYNAS

November 13, 1989

RECEIVED
NOV 13 1989

ZONING OFFICE

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Rockland Hills Towers, Inc.
Petitions for Special Hearing, Special Exception
and Variance
Item No. 91

Dear Mr. Haines:

On September 7, 1989 I filed the above captioned petitions on behalf of Rockland Hills Towers, Inc. contract purchaser of a portion of the property located at 7000 Rockland Hills Drive.

After meeting with both representatives of community organizations in the area and with the Director of Planning and Zoning, the applicant has decided to revise the site plan for the development of the property in a manner that will require no extraordinary zoning approvals.

Therefore, Rockland Hills Towers, Inc. is hereby withdrawing the three (3) above captioned petitions which were previously filed with your office. Please remove them from your docket at the earliest opportunity.

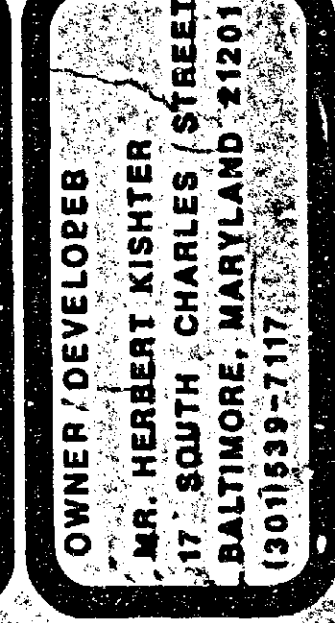
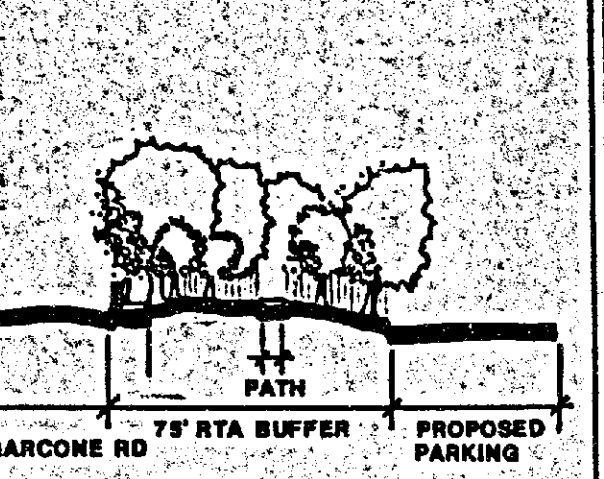
Thank you for your attention to this matter.

Sincerely,

Deborah C. Dopkin
Deborah C. Dopkin

cc: Herb Kistner
David S. Thaler

LETTERS



PROJECT No. 876
SHEET No. OF

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

PARCEL 19B

JONES VALLEY IV -

90-568-SPHXA

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

1990

BLDG. HEIGHT VS. BLDG. SEPARATION

IN RE: PETITION FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & ZONING VARIANCE * ZONING COMMISSIONER
N/S Old Pimlico Road, E. of *
Rockland Hills Drive * OF BALTIMORE COUNTY
7000 Rockland Hills Drive *
3rd Election District * CASE #90-568-SPHXA
2nd Councilmanic District *
Liberty Jewish Center, *
Legal Owners *
Rockland Hills Towers, Inc. *
Contract Purchaser *

ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Special Exception from Section 1801.2.B.2 to permit a building length of 380 feet +/- in lieu of the permitted 300 feet; Petitioner for Special Hearing to permit land not dedicated to a particular use to be available for density purposes on a mixed use site and a Zoning Variance from Section 1802.2.A to permit a height of 68 feet +/- in lieu of the permitted 50 feet in a D.R. 2 zone and to permit a height of 68 feet +/- in lieu of the permitted 60 feet in a D.R. 16 zone.

WHEREAS, Rockland Hills Towers, Inc., by their attorney, Deborah C. Dopkin, has requested, in a letter dated November 13, 1989, withdrawal of the Petitions.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County, this 9th day of August 1990 that the Petitions for Special Hearing, Special Exception and Zoning Variance, in the above captioned matter, be and the same is hereby DISMISSED without prejudice.

J. Robert Haines
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-568-SPHXA

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 Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a permit and not dedicated to a particular use to be available for density purposes on a mixed-use site.

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

I, or we, agree to pay expenses of the above Special Hearing 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:
Rockland Hills Towers, Inc.
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr
17 S. Charles Street
Baltimore, Maryland 21201
City and State

Legal Owner(s):
Liberty Jewish Center
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Attorney for Petitioner:
Deborah C. Dopkin
(Type or Print Name)
By: *Deborah C. Dopkin*
Signature
405 Allegheny Avenue
Towson, Maryland 21204
City and State

7000 Rockland Hills Drive
Address Phone No.
Baltimore, Maryland 21203
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Deborah C. Dopkin
405 Allegheny Avenue 825-1099
Address Phone No.

Attorney's Telephone No.: 825-1099

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-568-SPHXA

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a special exception pursuant to § 1801.2.B.2 to permit a building length of 380 feet in lieu of the permitted 300 feet.

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

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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:
Rockland Hills Towers, Inc.
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Legal Owner(s):
Liberty Jewish Center
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Attorney for Petitioner:
Deborah C. Dopkin
(Type or Print Name)
By: *Deborah C. Dopkin*
Signature
405 Allegheny Avenue
Towson, Maryland 21204
City and State

7000 Rockland Hills Drive
Address Phone No.
Baltimore, Maryland 21203
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Deborah C. Dopkin
405 Allegheny Avenue 825-1099
Address Phone No.

Attorney's Telephone No.: 825-1099

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

E.C.O.-No. 1

(over)

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-568-SPHXA

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 1802.2.A to permit a height of 68 feet in lieu of the permitted 50 feet in a D.R. 2 zone, and to permit a height of 68 feet in lieu of the permitted 60 feet in a D.R. 16 zone.

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

Strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty based on the use and configuration of the site; and would result in unreasonable hardship based on the unique circumstances; and for such other reasons as will be presented at the hearing.

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:
Rockland Hills Towers, Inc.
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Legal Owner(s):
Liberty Jewish Center
(Type or Print Name)
By: *Donald Scherr*
Signature
Donald Scherr, President
(Type or Print Name)
Signature

Attorney for Petitioner:
Deborah C. Dopkin
(Type or Print Name)
By: *Deborah C. Dopkin*
Signature
405 Allegheny Avenue
Towson, Maryland 21204
City and State

7000 Rockland Hills Drive
Address Phone No.
Baltimore, Maryland 21203
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Deborah C. Dopkin
405 Allegheny Ave. 825-1099
Address Phone No.

Attorney's Telephone No.: 825-1099

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION OF CONDOMINIUM PROPERTY LIBERTY JEWISH CENTER

90-568-SPHXA

Beginning for the same at a point where the westerly right-of-way line of Rockland Hills Drive, a 70 foot drive, (erroneously described as 80 feet in prior descriptions); intersects the northerly right-of-way line of Old Pimlico Road, a 70 foot road; thence, running with and binding upon the said northerly right-of-way line of Old Pimlico Road the following four (4) courses and distances:

1. South 80°34'30" West 493.03 feet to a point;
2. 309.03 feet by a curve to the right, having a radius of 1170.00 feet and a chord of South 88°08'30" West 308.13 feet to a point;
3. North 84°17'30" West 163.94 feet to a point;
4. 223.51 feet by a curve to the left, having a radius of 730.00 feet and a chord of South 86°56'14" West 222.64 feet to intersect the easterly right-of-way line of Sugarcone Road; a 60 foot road;

thence, binding upon the said easterly right-of-way line of Sugarcone Road the following three courses and distances:

1. North 58°36'00" West 14.48 feet to a point;
2. North 14°58'27" West 20.52 feet to a point;
3. 143.42 feet by a curve to the left, having a radius of 420.00 feet and a chord of North 24°45'24" West 142.72 feet to a point;

thence, leaving the said easterly right-of-way line of Sugarcone Road, and running with and binding upon Section 5, "Greengate", recorded among the Land Records of

page 2
Description of Condominium Property Liberty Jewish Center
September 15, 1989

Baltimore County, Maryland in Plat Book 33 folio 48, North 55°27'00" East 170.00 feet; and, North 15°49'31" West 102.16 feet to intersect the southerly line of Plat 2, Section 5, "Greengate", recorded among the said Land Records in Plat Book 38 folio 77; thence, running with and binding upon the last said land, North 86°15'00" East 584.62 feet to a point; thence, running over and through the land of which this is a part, for a line of division, the following ten (10) courses and distances:

1. South 03°39'13" East 182.00 feet to a point;
2. North 86°20'47" East 70.36 feet to a point;
3. South 03°39'13" East 81.51 feet to a point;
4. North 86°20'47" East 122.00 feet to a point;
5. North 03°39'13" West 69.25 feet to a point;
6. North 86°20'47" East 83.67 feet to a point;
7. North 03°39'13" West 62.72 feet to a point;
8. North 86°20'47" East 242.56 feet to a point;
9. North 03°39'13" West 90.41 feet to a point;
10. North 86°15'00" West 31.85 feet to intersect the aforementioned westerly right-of-way line of Rockland Hills Drive; thence, running with and binding upon the said westerly right-of-way line of Rockland Hills Drive, the following two (2) courses and distances:

1. South 03°45'00" East 286.66 feet to a point;
2. South 38°24'45" West 14.82 feet to the point of beginning.

page 3
Description of Condominium Property Liberty Jewish Center
September 15, 1989

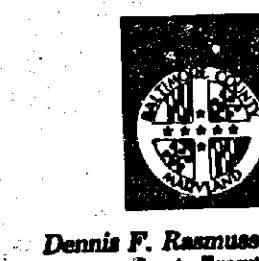
Containing 7.826 acres of land, more or less.
Under and subject to items of record.



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

December 7, 1989



Donald Scherr, President
Liberty Jewish Center
7000 Rockland Hills Drive
Baltimore, Maryland 21209

RE: Liberty Jewish Center
Item #106
7000 Rockland Hills Drive

Dear Mr. Scherr:

This correspondence is in reference to the status of the petition for Special Hearing and Variance in item #106 as it relates to item #91. In a conversation with Deborah Dopkin, Esq., who has withdrawn as your attorney in item #106, it was brought to my attention that revisions to the plans and descriptions under both these items will be required. I have been holding these petitions in expectation of such revisions but as they have not been presented for review and inclusion under the item it has become necessary to determine exactly what your wishes are in reference to your hearing.

Please contact me at 887-3391 to advise me if you wish me to continue to wait for revised plans, etc., or to proceed with the case as it now exists in our files.

Very truly yours,

John L. Lewis
John L. Lewis
Planning & Zoning Associate

JLL:jat

cc: Case File Item's #91 & #106

December 27, 1989

MEMO TO FILES: ITEM #91/106

A meeting was held on Monday, 12/18/89 between Mr. Jeff Sherr and his associate and Mr. Carl Richards, Zoning Coordinator, concerning the representation of Liberty Jewish Center. An amended petition will be filed to only address R.T.A. requirements for the new synagogue and the amendment from the previous country club hearing. At the present time, Mr. Sherr is checking with the developer to correlate their request with the future development portion and the proposed reduced scale development.

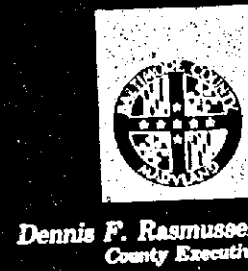
cc: File #91/106

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Courts Building, Suite 406
Towson, Maryland 21204
(801) 887-3554

November 9, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RECEIVED
NOV 16 1989



ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item number 171, 172, 103, 105, 106, 107 and 108.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan,
Traffic Engineer Associate II

MSP/lab

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

RECEIVED
OCT 4 1989

10/2/89
Date

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

Zoning Item # 91, Zoning Advisory Committee October 3, 1989

Property Owner: Liberty Jewish Center
Location: 115 of Old Police Rd. E. of Rockland Hills Drive District: 3

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

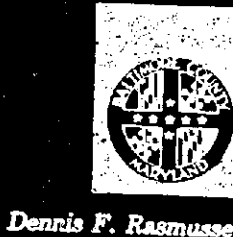
- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chandelier generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been _____, must be _____, conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others _____

A.D. Stuch
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3253

J. Robert Haines
Zoning Commissioner

August 8, 1990



Dennis F. Rasmussen
County Executive

Deborah C. Dopkin
Attorney at Law
Hellman and Redmond
405 Allegheny Avenue
Towson, Maryland 21204

RE: Petitions for Special Hearing, Special Exception and Zoning
Variance
Rockland Hills Towers, Inc., Petitioner
Case #90-568-SPEXA

Dear Ms. Dopkin:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

TDH:mm
at:
cc: Peoples Counsel

HELLMAN & REDMOND
ATTORNEYS AT LAW
405 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (801) 825-1099
FAX (801) 828-4120

STANLEY H. HELLMAN
PAUL J. REDMOND
RICHARD V. LYNAS

OF COUNSEL
DEBORAH C. DOPKIN

November 13, 1989

RECEIVED
NOV 13 1989

ZONING OFFICE

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Rockland Hills Towers, Inc.
Petitions for Special Hearing, Special Exception
and Variance
Item No. 91

Dear Mr. Haines:

On September 7, 1989 I filed the above captioned petitions on behalf of Rockland Hills Towers, Inc. contract purchaser of a portion of the property located at 7000 Rockland Hills Drive.

After meeting with both representatives of community organizations in the area and with the Director of Planning and Zoning, the applicant has decided to revise the site plan for the development of the property in a manner that will require no extraordinary zoning approvals.

Therefore, Rockland Hills Towers, Inc. is hereby withdrawing the three (3) above captioned petitions which were previously filed with your office. Please remove them from your docket at the earliest opportunity.

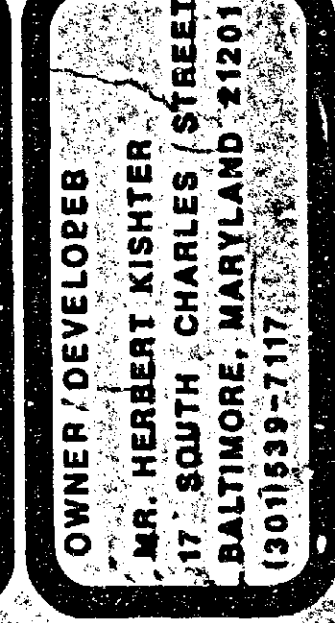
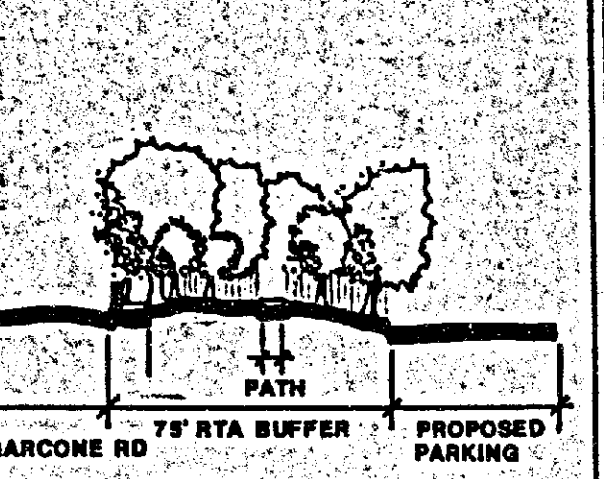
Thank you for your attention to this matter.

Sincerely,

Deborah C. Dopkin
Deborah C. Dopkin

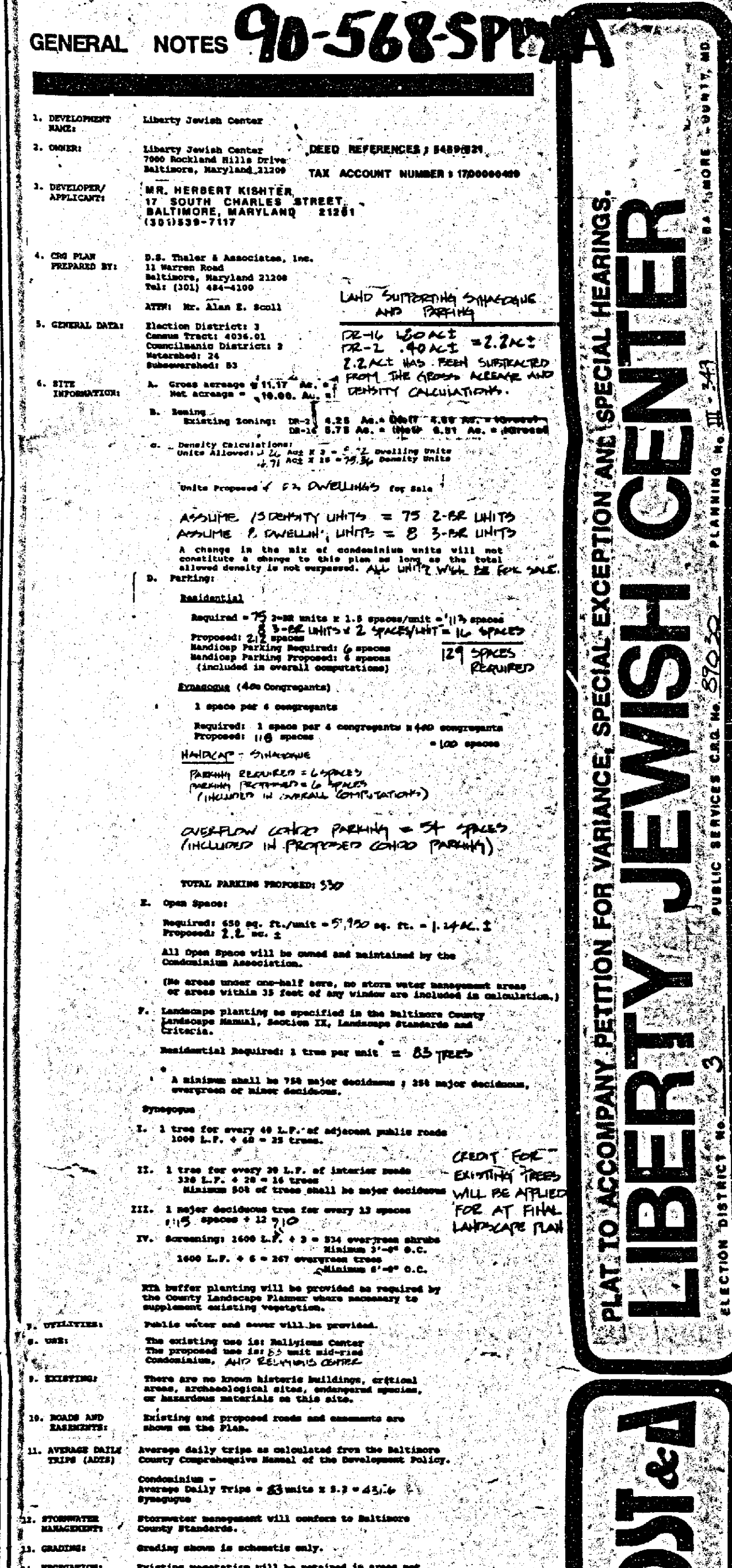
cc: Herb Kistner
David S. Thaler

LETTERS



SECTION B - B

SUGARCONE ROAD TO PARKING SCALE: 1"=50'



2.A Varying from Section 180 D.2.2.1 to permit a height of 65 feet +in lieu of the permitted 50 feet in a D.R.L. zone and to permit a height of 60 feet +in lieu of the permitted 60 feet in a D.R.L. 16 zone.

2.A Special Exemption pursuant to Section 180 D.2.2.1 to permit a building length of 380 feet +in lieu of the permitted 300 feet.

2.A Request for Hearing to:

a) Amend the Special Exemption for a country club and conditions imposed in case No. 74-288;

b) Amend the Special Exemption therefor as an exception to residential transition pursuant to Section 180 D.15.2.1;

c) Amend the Special Exemption and dedicated to if particular use is available for density purposes on a lot.

[illegible]

SCALE: 1" = 50'

15' 50' 50'

NORTH

[illegible]

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS
11 WARREN ROAD
BALTIMORE, MD. 21208
(301) 484-4100

PROJECT No. BT6
SHEET No. _____
OF _____