



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 12, 2024

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

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

Dear Mr. Mudd,

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

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

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

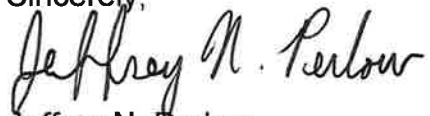
A verbatim copy of this response must be affixed to any building permit site plans prior to uploading the required documents to the building permit application online portal.

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

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

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

Sincerely,

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

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

JNP:jjk

Cc: Zoning Case Files for 1974-0157-X

Christopher D. Mudd

t 410.494.6365
f 410.821.0147
cdmudd@venable.com

December 9, 2024

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

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

Dear Mr. Perlow:

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

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

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

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

Jeffrey Perlow
December 9, 2024
Page 2

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

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

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

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

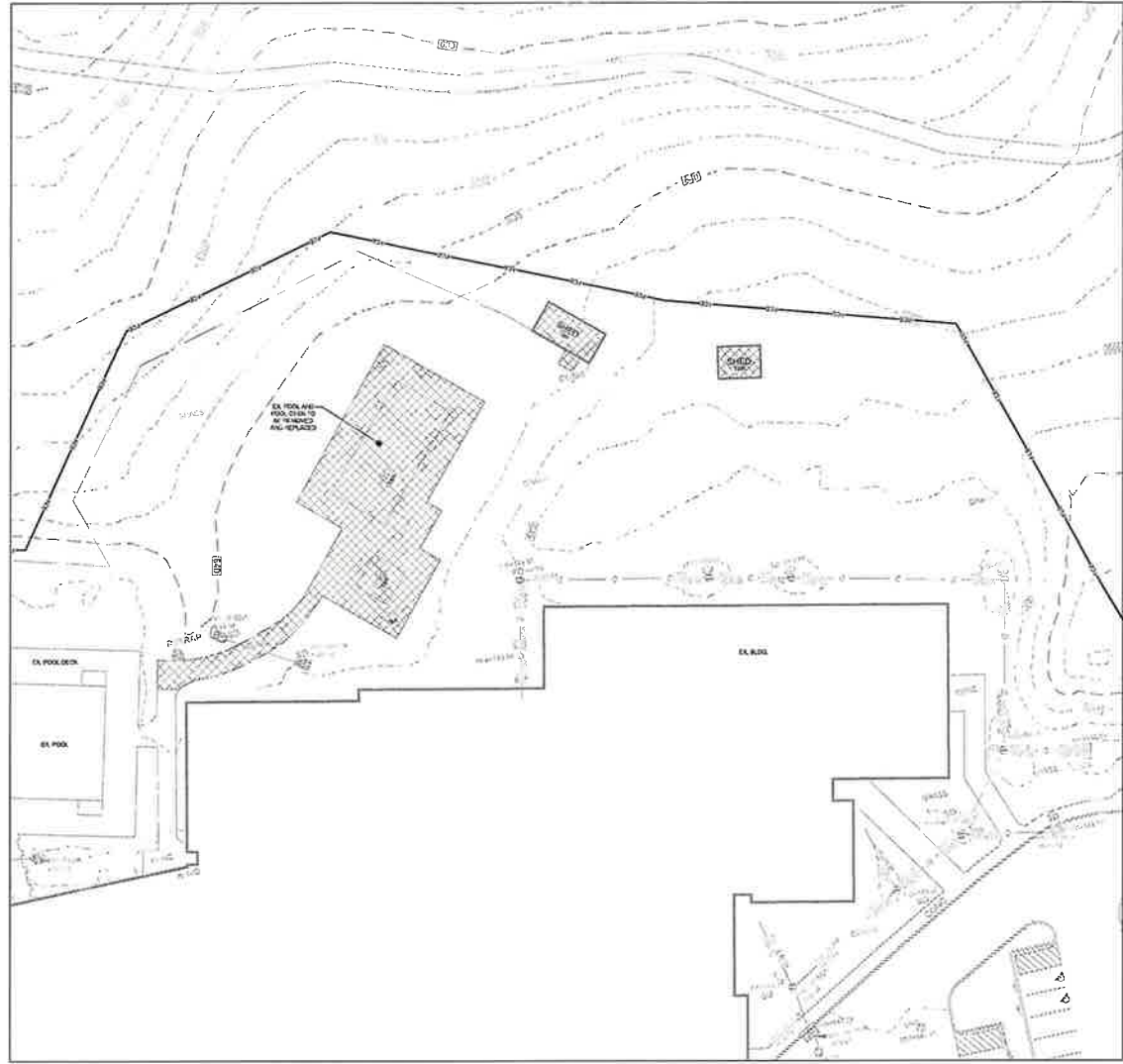
If you have any questions about this request, please feel free to contact me.

Very truly yours,

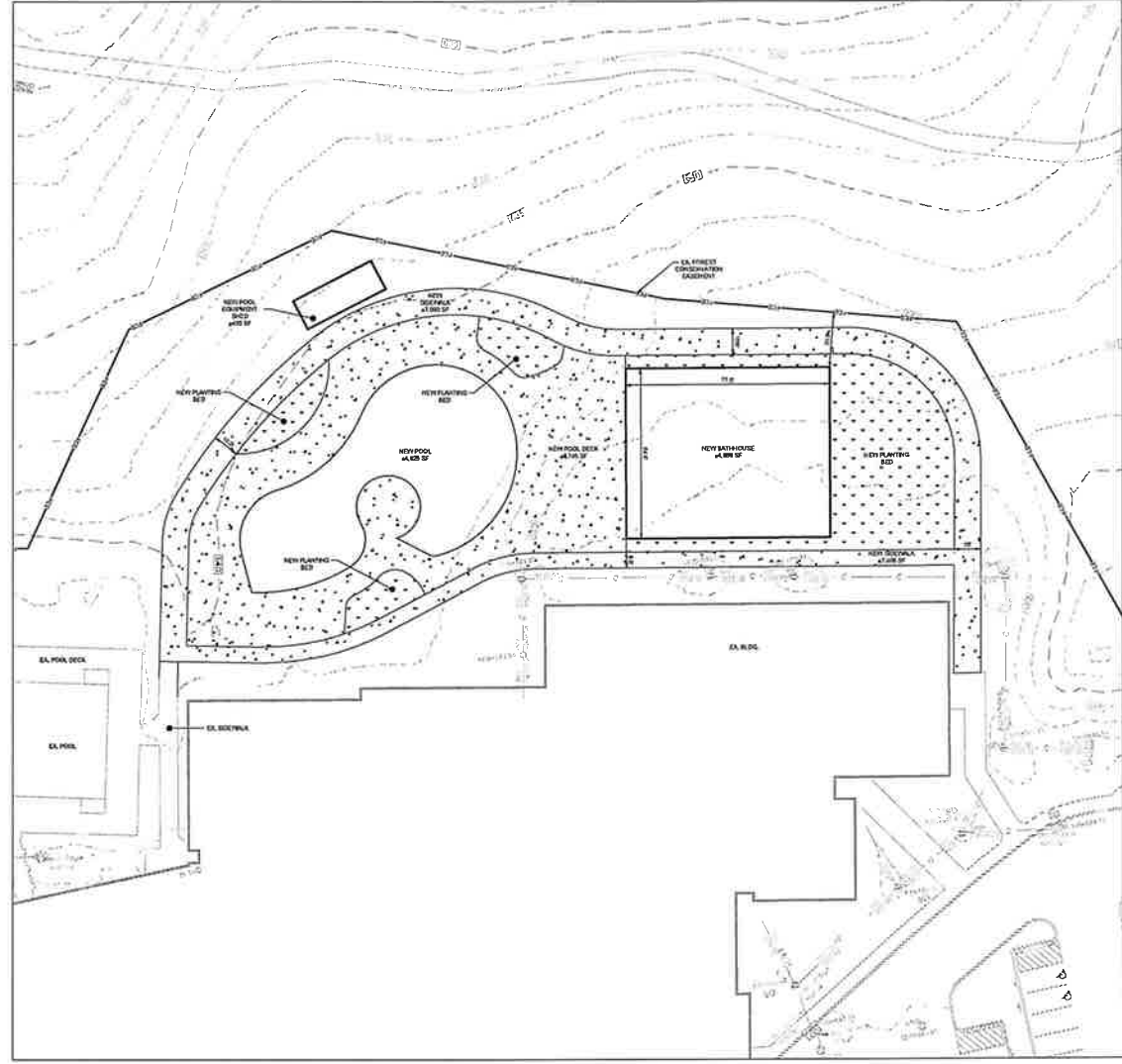

Christopher D. Mudd *CDM*

Enclosure

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



EXISTING CONDITIONS
SCALE: 1" = 20'



PROPOSED CONDITIONS
SCALE: 1"=20'

Plan to Accompany Spirit and Intent Letter

Baltimore County, Maryland

09/03/2024

F546268

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

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

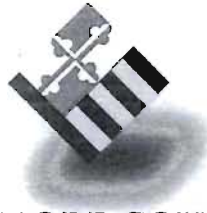
09/03/2024

Vendor #: 3094

F546268

Baltimore County, Maryland

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 3, 2009

Mark S. Vaszil, Chief Operations Officer
D.S. Thaler & Associates, Inc.
7115 Ambassador Road
P.O. Box 47428
Baltimore, MD 21244-7428

Dear Mr. Vaszil:

RE: Spirit and Intent Request, Cases 99-94-SPHA and 92-309-SPHXA, Jewish Community Center of Greater Baltimore, Owings Mills Facility, Gwynnbrook Avenue, 4th Election District

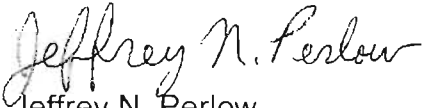
Your recent letter was forwarded to me for reply. After discussing your request with Carl Richards, Zoning Review Supervisor and Timothy Kotroco, Director of PDM, and based on the information provided therein and my review of the available zoning records, the following has been determined:

1. The proposed modifications as mentioned in your February 25, 2009 request letter and as shown in the revised August 18, 2009 red-lined site plan, are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the Zoning Commissioner's orders in Case # 99-94-SPHA and 92-309-SPHXA.
2. **The issuance of this spirit and intent response shall be the last in regards to this site. Any future proposed buildings, structures or uses will be considered a material change to the site plan in Zoning Cases 99-94-SPHA and 92-309-SPHXA and thereby require a special hearing before the Zoning Commissioner to amend the plan. No exceptions to the preceding will be granted.**
3. A copy of your request letter, this response and a signed red-lined plan will be recorded and made a permanent part of the zoning case file.
4. A verbatim copy of **your request letter and this response** must be affixed to any building permit site plans prior to building permit application.
5. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

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

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

Sincerely,


Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File # 99-94-SPHA & 92-309-SPHXA
File-Spirit & Intent Letters

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • P.O. BOX 47428 • BALTIMORE, MARYLAND 21244-7428

(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

February 25, 2009

Timothy M. Kotroco, Director
County Office Building
Department of Permits and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Jewish Community Center
Owings Mills
Spirit and Intent Request

Dear Mr. Kotroco:

This letter is a request for your approval and concurrence that the enclosed "red-lined" plan meets the spirit and intent of the approved site plan presented in Zoning Case 92-309-SPHXA and Zoning Case 99-94-SPHA.

The red-lined plan indicates the construction of a 7445 S.F. annex building along with a 31,600 S.F. two-story addition over the existing main building. These buildings will expand existing uses at the Jewish Community Center-Owings Mills Campus.

A separate submission to the Development Review Committee of Baltimore County, has determined the changes to be a plan refinement and is to be processed as a Limited Exemption pending this Spirit and Intent resolution.

As noted on the approved Petitioner's Exhibit No. 1 in Case 92-309-SPHXA, 174,200 S.F. of building space was requested. A subsequent approved Petitioner's Exhibit No. 1 in Case 99-94-SPHA, allowed classrooms and gymnasium additions of approximately 16,250 S.F. beyond the footprints Noted in Case 92-309-SPHXA. For your convenience, I have attached copies of those exhibits with the building requests highlighted.

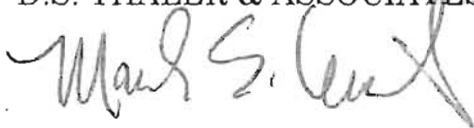
The red-lined plan reflects actual existing building footprints per an As-Built survey. To date, the campus has 140,369 S.F. of building constructed along with ancillary parking and recreation facilities. Existing parking is adequate to accommodate the proposed construction requested, above.

As a matter of "housekeeping," two previously approved improvements (pool all-weather enclosure with link and two-story addition) have not been built as of this date. At this time, we wish to withdraw those requests. No other changes are proposed to any of the Variances previously granted.

Thank you in advance for your consideration in this matter. Should you have any questions, please do not hesitate to contact our office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.



Mark S. Vaszil
Chief Operations Officer

Enclosure

Copy: Ben Gershowitz
Mark Schaefer
David S. Thaler, P.E., L.S.

JLL-OM

PER CASE # 02-309-SPHXA

MAX BUILDING HEIGHT = 48'±

EXISTING SQUARE FOOTAGE = 72,000 SF.

FUTURE EXPANSION = 102,200'± SF.

∴ TOTAL ALLOWED = 174,200 S.F. ±

EXISTING BUILDING TO DATE:

MAIN BUILDING = 122,656 SF., GORDON CENTER = 17,713 SF.

TOTAL = 140,369 SF.

PROPOSED AT THIS TIME:

ANNEX = 7,445 SF, 2ND + 3RD FLOOR ADDITION = 31,600 SF.

∴ 174,200 (ALLOWED) - 140,369 (EXIST) = 33,831 SF. (AVAILABLE)

2ND/3RD ADDITION 31,600 SF

2,231 SF. (AVAILABLE)

AREAS NOT CONSTRUCTED ON 4/15/05 REFINEM'T.

POOL WEATHER ENCLOSURE + LINK : 110 x 72 + 1065 = 8985 SF.

2 STY ADDITION : 25 x 75 x 2 = 3750 SF.

LIBRARY ADDITION : 26 x 34.5 = 897 SF.

DIFFERENCE BETWEEN '05 REFINEM'T + SURVEY = 227 SF (SURVEY SMALLER)

(ADDITION) (LIBRARY) (DIFF) (REMAIN
AVAIL) (ANNEX)
3750 + 897 + 227 = 4874 + 2231 = 7,105 SF. vs 7,445 SF.

OR

POOL ENCLOSURE + LINK = 8,985 SF. vs 7,445 SF. (ANNEX)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 8, 2002

Stacey A. McArthur, RLA
D.S. Thaler & Associates, Inc.
7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428

FEB 13 2002

Dear Ms McArthur:

RE: The Associated: The Jewish Community Federation
Of Baltimore Owings Mills Campus; Chai Elderly Housing Project
Zoning Case Numbers: 93-170-A, 92-309-SPHA, 74-157-X
PDM File Number IV-398
4th Election District

Your letter to Arnold Jablon, Director of Permits Development Management has been referred to me.

The Associated: The Jewish Community Federation of Baltimore Owings Mills Campus is located at the northwest corner of Gwynnbrook Avenue and Garrison Forest Road. The over- all property is comprised of approximately 158 acres +/- and is zoned DR-1, DR-16 and OR-1.

Your request on behalf of your client, the Associated is approval of a proposed line of division as indicated to create Parcel "A" (the DR-16 area). This proposed lot, approximately 19 acres, in size, will be utilized for the development of senior housing, generally as schematically depicted on the enclosed plans. An agreement dated 4.5.93 (recorded in Liber 9698, Folio 016) between the Associated and the adjacent communities, places various restrictions on this portion of the property, which will be complied with. No additional zoning relief is requested or required. The area of this request was not part of the (Special Exception) area in Case Number 74-157-X.

The Development Review Committee met on October 22, 2001 and determined that the proposed subdivision meets the requirements of a refinement of the previously approved Development Plan, but required that you obtain and a Spirit and Intent finding with regard to the prior zoning decision.

This matter has been reviewed by staff and it has determined that your client's request as high-lighted on the submitted red-lined plan would be approved as being within the Spirit & Intent of zoning Case Numbers 93-170-A and 92-309 SPHA. However, this office requires (2) two additional sets of high-lighted site plans to be submitted as soon as possible

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

2-27-02

To be micro filmed with
Case # 92-309-SPHA

McArthur, RLA
D.S. Thaler & Associates, Inc.
PDM File Number IV-398

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

Sincerely,



John J. Sullivan
Planner II
Zoning Review

JJS/rjc

c: File



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 8, 2002

Stacey A. McArthur, RLA
D.S. Thaler & Associates, Inc.
7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428

FEB 13 2002

Dear Ms McArthur:

RE: The Associated: The Jewish Community Federation
Of Baltimore Owings Mills Campus; Chai Elderly Housing Project
Zoning Case Numbers: 93-170-A, 92-309-SPHA, 74-157-X
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This matter has been reviewed by staff and it has determined that your client's request as high-lighted on the submitted red-lined plan would be approved as being within the Spirit & Intent of zoning Case Numbers 93-170-A and 92-309 SPHA. However, this office requires (2) two additional sets of high-lighted site plans to be submitted as soon as possible

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2-27-02

To be micro filmed with
Case # 92-309-SPHA

McArthur, RLA
D.S. Thaler & Associates, Inc.
PDM File Number IV-398

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

Sincerely,



John J. Sullivan
Planner II
Zoning Review

JJS/rjc

c: File



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 4, 1998

Stacey A. McArthur, R.L.A.
D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, MD 21244

Dear Ms. McArthur:

RE: Spirit and Intent, The Associated: The Jewish Community Federation of
Baltimore, 3506 Gwynnbrook Avenue, Zoning Case Numbers 93-170-A and 92-
309-SPHXA and 77-157-X, 4th Election District

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Your client's request is for verification that a proposed 22,000-square foot gymnasium expansion and a 7,200-square foot classroom wing addition, with no proposed additional parking at this time, as shown on the submitted red-lined site plans, be approved as being within the spirit and intent of zoning case numbers 77-157-X, 92-309-SPHXA, and 93-170-A. A spirit and intent letter in March 1994 for a proposed 24-foot by 60-foot building addition, with 4 parking spaces, was approved by John L. Lewis of this office on March 31, 1994. The required number of parking spaces for this site, including the proposed expansion, is 673.

Since prior zoning cases and orders indicated future expansion, this office would approve these 2 proposed expansions if additional parking would be provided. Since the last zoning case, number 93-170-A, granted a variance to allow 329 parking spaces in lieu of the required 439, another variance would be required for this new deficiency.

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

Very truly yours,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj

Enclosure



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IN RE: PETITIONS FOR SPECIAL HEARING, * BEFORE THE
SPECIAL EXCEPTION & ZONING VARIANCE * ZONING COMMISSIONER
N/S Gwynnbrook Avenue, *
1155 ft. West of Garrison * OF BALTIMORE COUNTY
Forest Road *
4th Election District * Case No. 92-309-SPHX
3rd Councilmanic District *
Associated Jewish Charities *
of Baltimore *
Petitioner *

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, Petition for Special Exception and Petition for Zoning Variance; for a portion of that property which abuts the intersection of Garrison Forest Road and Gwynnbrook Avenue owned by the Associated Jewish Charities and Welfare Federation of Baltimore. The proposed relief is more particularly set out on the plat to the accompany the Petitions marked as Petitioner's Exhibit No. 1, and the continuation sheets which are attached to the Petitions in the file. However, the Petitioner's proposed plans and requested relief can be summarized as follows:

The Petitioner/property owners own approximately 157 acres adjacent to Gwynnbrook Avenue and Garrison Forest Road in the Owings Mills section of Baltimore County. The tract is zoned D.R.1. Of that total tract, 42.8 acres were the subject of a previous zoning case, No. 74-157-X, which permitted development of that portion in the manner in which it is presently used. Particularly, the site serves as a community center to the Baltimore Jewish Community and includes numerous community buildings, swimming pools, and other facilities. By the Petitions presently before me, the property owner wishes to modify and amend the approved plan for the following purposes:

1. To legitimize and approve 3 improvements to the site which have been completed and are now in place. Particularly, 2 additional swimming pools have been added to the original layout, as well as a volley ball court and parking area. These improvements, although currently in use, were not shown on the original plan and the Petitioner now seeks relief under the Petition for Special Hearing to amend that plan.

2. An amendment to the plan by way of the Petition for Special Hearing to reconfigure the layout of the community center site. As indicated, the special exception currently in place is for 42.8 acres and is shown as a rectangular parcel on the plat. To conform the tract with existing topographical features, the Petitioner seeks to alter the present boundaries of the community center parcel, as shown on Petitioner's Exhibit No. 2, an aerial photo of the property. This will slightly increase the total acreage involved to 43.68 acres.

3. Under a Petition for Special Exception, the Petitioner seeks permission for future expansion of the use facilities on site. Particularly, the property owner envisions additional parking, future building additions, the installation of several athletic fields, and the construction of a storm water management facility. Although the timing and exact location of these improvements have not definitely been determined, the Petitioner now seeks a special exception to permit their future construction, as needed.

4. Under the Petition for a Variance, the Petitioner seeks approval to permit two directional signs as depicted on the plan. These will total 122 sq. ft., a figure in excess of that permitted under the Baltimore County Zoning Regulations (B.C.Z.R.).

5. Lastly, after the filing of the subject Petition, the Petitioner amended its plan to include a proposed theatre building, and to make certain

technical and minor changes to the boundaries of the tract. The Petitioner seeks approval of these post filing amendments to the plan.

Representatives of the Associated Jewish Charities attended the hearing, including its President, William Bernstein, and Bruce S. Hoffberger, President of the Jewish Community Center. Also present, was David S. Thaler, the engineer who prepared the plat to accompany the Petitions. Representing the Petitioner/property owner was Robert W. Cannon, Esquire. There were no Protestants present.

Messrs. Bernstein and Hoffberger described the use of the site as outlined above. They noted that this facility provides a recreational/educational center for members of the Jewish community. In their view, the services provided by this facility satisfy a significant need of that community and are consistent with the surrounding locale.

Mr. Thaler also testified in support of the project. He described the improvements in detail and noted the Petitioner's commitment to serving its constituency. In his view, not only are the current and proposed uses for the site nondetrimental to the surrounding locale, but actually provide an enhancement to the existing area. Mr. Thaler noted that, although the Petitioner's plans for future expansion were not definitive as to timing and construction, any proposed expansion would be consistent with the underlying special exception and current use of the property.

It is important to note that the matter which is before me is restricted only to the relief requested within the Petitions described above. Apparently, the balance of the site is presently under consideration for rezoning by the Baltimore County Council. Further, the Petitioner has, in the past, considered other uses and plans for the balance of the 157 acre tract. Those plans included construction of a residential community. However,

those plans have been withdrawn. Thus, neither the rezoning request or potential use of the balance of the site is before me.

As to the Petitions for Special Hearing and Special Exception, I am persuaded that they should be granted. This case provides me with the luxury of examining the existing site and its actual impact on the surrounding locale, rather than attempting to foresee how the proposed use will impact its surroundings. Mr. Thaler's opinion, in this respect, is well taken. I concur that the subject site, both as presently configured and as proposed, will enhance the surrounding locale and provide the Jewish community with a necessary service. I find no evidence before me that the expansion and amendment to the previous plan, as proposed under the Petitions for Special Hearing and Special Exception, will be detrimental in any way to the surrounding locale. Thus, I am persuaded that the Petitioner has met its burden, as set forth within Section 502.1 of the B.C.Z.R.

As to the Petition for Zoning Variance, I am likewise persuaded that same should be granted. It is again to be noted that the entire tract owned by the Petitioner encompasses 157 acres and that the parcel devoted to the community center is approximately 43 acres in size. Directional signage totalling 122 sq. ft. is not unreasonable for a property of this size. Also, as shown on the aerial photograph, the subject property is in a largely undeveloped area and directional signage would be required. In my view, the Petitioner has complied with the practical difficulty test enunciated in Section 307 of the regulations. I find that the Petitioner would suffer practical difficulty, if the sign variance was denied, and that there will be no detrimental effect on the surrounding locale.

Therefore, for the reasons set forth above, I am persuaded that the Petitions for Special Hearing, Special Exception and Variance should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore County, this 14th day of April, 1992, that a variance from Section 413.1.e. of the B.C.Z.R. to permit 2 directional or informational signs of 122 sq. ft. total (1 sign with 40 sq. ft. and 1 sign with 82 sq. ft.), in lieu of the permitted 25 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Exception to permit community buildings, including swimming pools, a volleyball court, athletic fields, a theatre building, a nursery school, and other similar civic, social, recreational and/or educational buildings and uses, all in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend the Order in zoning case No. 74-157-X to modify the boundaries of the special exception granted in case No. 74-157-X, to approve additional uses, expansion and improvements on the subject site, both completed and proposed, as shown on Petitioner's Exhibit No. 1, which is incorporated herein and made a part hereof, be and is hereby GRANTED, subject, however to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible

for returning, said property to its original condition.

LES:mmn

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

Suite 111, Conthona
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 13, 1992

Robert W. Cannon, Esquire
100 South Charles Street
Baltimore, Maryland 21201

RE: Case No. 92-309-SPHX
Petitions for Special Hearing, Special Exception and Zoning
Variance
Associated Jewish Charities of Baltimore, Petitioner

Dear Mr. Cannon:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing, Special Exception and Zoning Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
encl.
cc: Mr. William Bernstein
cc: Mr. Bruce S. Hoffberger

PETITION FOR SPECIAL HEARING

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 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

See Attachment

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:

N/A
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Robert W. Cannon, Esquire

(Type or Print Name)

Signature

100 South Charles Street

Address

Baltimore, Maryland 21201

City and State

Attorney's Telephone No.: 322-8816

Legal Owner(s):

Associated Jewish Charities of Baltimore
(Type or Print Name)

Signature

Robert L. Weinberg, Vice President
(Type or Print Name)

Signature

Robert W. Cannon, Esquire

Weinberg and Green

100 South Charles Street

Address

Baltimore, Maryland 21202

City and State

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

Robert W. Cannon, Esquire

100 South Charles Street

Baltimore, Maryland 21201

Address

Phone No. 322-8816

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.

Zoning Commissioner of Baltimore County.

ZCO-M-1

(over)

an amendment to the Special Exception granted in Case No. 74-157-X, Item No. 92 for the Jewish Community Center which granted a Special Exception to allow for Community buildings, Swimming Pool and/or other structural and land use devoted to civil, social, recreational and educational uses; and a Special Exception for a Nursery School, both in a D.R.I Zone by modifying the boundaries of the Special Exception from the 43.69 acres approved to a tract of 59.60 acres as depicted and described on the plat and description accompanying this petition. Petitioners further request approval of the additional uses and improvements which have been constructed since the granting of the Special Exception as depicted on the plat and request that approval be granted for (a) the potential future area for parking expansion, (b) the potential future building addition, (c) the potential future athletic fields and (d) the proposed storm water management area within the areas shaded in blue on the plat accompanying this petition. Petitioners respectfully request approval for these present and future uses as being fully in keeping with the purposes and intent of the Special Exception as originally granted.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92.309.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 _____ See Attachment _____

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:	Legal Owner(s):
N/A	Associated Jewish Charities of Baltimore
(Type or Print Name)	(Type or Print Name)
Signature	<i>Robert L. Weinberg</i> Signature
Address	Robert L. Weinberg, Vice President
	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Robert W. Cannon, Esquire
Robert W. Cannon, Esquire	Weinberg and Green
(Type or Print Name)	100 South Charles Street 332-8816
	Address Phone No.
Signature	<i>Robert W. Cannon</i> Baltimore, Maryland 21201
	City and State
100 South Charles Street	Name, address and phone number of legal owner, con-
Address	tract purchaser or representative to be contacted
Baltimore, Maryland 21201	Robert W. Cannon, Esquire
City and State	Name
Attorney's Telephone No: 332-8816	100 South Charles Street
	Baltimore, Maryland 21201 332-8816
	Address Phone No.

~~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.~~

~~Zoning Commissioner of Baltimore County.~~

Z.C.O.—No.

(over

322

0373:10/17/91
BWB43:0331E

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

ASSOCIATED JEWISH CHARITIES OF BALTIMORE
92.309-SPHX A

Community buildings, Swimming Pool and/or other structural and land use devoted to civil, social, recreational and educational uses; and a Special Exception for a Nursery School, both in a D.R.1 Zone by modifying the boundaries of the Special Exception from the 42.88 acres approved to a tract of 43.69 acres as depicted and described on the plat and description accompanying this Petition. Petitioners further request approval of the additional uses and improvements which have been constructed since the granting of the Special Exception as depicted on the plat and request that approval be granted for (a) the potential future area for parking expansion, (b) the potential future building addition, (c) the potential future athletic fields and (d) the proposed storm water management area within the areas shaded in blue on the plat accompanying this Petition.

Note: The Description and plat are attached to the Petition for Special Hearing affecting the same property which is being filed simultaneously with this Petition for Special Exception.

PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-309-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 413.1e of the Baltimore County Zoning Regulations to permit ~~the~~
~~directional or informational signs of 122 square feet total (which are comprised~~
of two signs: (a) one sign with 20 square feet per face for a total of 40 square
feet; and (b) one sign with 41 square feet per face for a total of 82 square feet)
in lieu of the permitted 15 square feet or 25 square feet
of Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons:

See Attachment

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

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

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

Contract Purchaser: _____
(Type or Print Name)

Signature _____

Address _____

City and State _____

Attorney for Petitioner:
Robert W. Cannon, Esquire
(Type or Print Name)
Robert W. Cannon
Signature _____

100 South Charles Street
Address _____

Baltimore, Maryland 21201
City and State _____

Attorney's Telephone No.: 332-8816

Legal Owner(s): _____
Associated Jewish Charities of Baltimore
(Type or Print Name)
Robert L. Weinberg
Signature _____

Robert L. Weinberg, President
(Type or Print Name)

Signature _____

c/o Weinberg and Green
100 South Charles Street 332-8816
Address _____ Phone No. _____

Baltimore, Maryland 21201
City and State _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Robert W. Cannon, Esquire
Name _____
100 South Charles Street
Baltimore, Maryland 21201 332-8816
Address _____ Phone No. _____

~~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 Ordinance of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be set, and that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 416, County Office Building in Towson, Baltimore
County, on the _____ day of _____, 19____, at _____ o'clock
_____M.

Zoning Commissioner of Baltimore County

(over)

322

November 6, 1991

DESCRIPTION TO ACCOMPANY SPECIAL HEARING EXHIBIT
ASSOCIATED JEWISH CHARITIES 92-3

Beginning for the same at a point on the dividing line between a parcel of land of The Associated Jewish Charities, recorded among the Land Records of Baltimore County, Maryland in Liber 5593 folio 92 and a parcel of land of the State of Maryland, recorded among the said Land Records in Liber 2146 folio 167, said point being 230 feet more or less in the northeasterly direction from the point where the aforementioned dividing line intersects the centerline of Gwynnbrook Avenue, which intersect point is 2500 feet, more or less, southwesterly from the intersection of said Gwynnbrook Avenue with Garrison Forest Road; thence, binding upon said dividing line, North 10° 46'39" West 888.71 feet to a point; thence, running over and through the aforementioned lands of The Associated Jewish Charities, of which this is a part, the following thirty-five (35) courses and distances:

1. North $68^{\circ}33'$ East 42 feet to a point;
2. North $43^{\circ}15'$ East 70 feet to a point;
3. North $19^{\circ}44'$ East 134 feet to a point;
4. North $47^{\circ}31'$ East 66 feet to a point;
5. North $32^{\circ}46'$ East 50 feet to a point;
6. North $21^{\circ}50'$ East 62 feet to a point;
7. North $57^{\circ}43'$ West 57 feet to a point;
8. North $50^{\circ}53'$ East 119 feet to a point;
9. North $41^{\circ}59'$ East 45 feet to a point;
10. North $19^{\circ}55'$ East 69 feet to a point;
11. North $51^{\circ}58'$ East 97 feet to a point;

322

November 6, 1991
DESCRIPTION TO ACCOMPANY SPECIAL HEARING EXHIBIT
ASSOCIATED JEWISH CHARITIES 93

DESCRIPTION TO ACCOMPANY SPECIAL MARKING SERVICE:
ASSOCIATED JEWISH CHARITIES

12. North 33° 56' East 31 feet to a point;
13. North 24° 41' East 179 feet to a point;
14. North 40° 14' East 64 feet to a point;
15. North 34° 29' East 49 feet to a point;
16. North 16° 44' East 134 feet to a point;
17. North 43° 29' East 104 feet to a point;
18. North 35° 18' East 57 feet to a point;
19. North 27° 33' East 55.5 feet to a point;
20. South 68° 38' East 491.24 feet to a point;
21. South 16° 49' East 393.94 feet to a point;
22. 779.24 feet by a curve to the right, having a radius of 1313.15 feet and a chord of South 00° 11' West 767.86 feet to a point;
23. South 17° 11' West 292.15 feet to a point;
24. South 02° 45' West 80 feet to a point;
25. South 80° 29' West 73 feet to a point;
26. South 48° 54' West 219 feet to a point;
27. South 75° 38' West 78 feet to a point;
28. South 61° 28' West 42 feet to a point;
29. South 49° 44' West 73 feet to a point;
30. South 73° 26' West 29 feet to a point;
31. South 88° 03' West 156 feet to a point;
32. South 79° 22' West 252 feet to a point;
33. South 66° 09' West 82 feet to a point;
34. South 61° 40' West 79 feet to a point;
35. and, North 84° 57' 17" West 66.95 feet to the point of beginning.

Containing 43.68 acres of land, more or less.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 3.7.52
 Posted for: Special Posting - Special Reception - 2 Months
 Position: Probationary Junior Assistant of 1200 hours
 Location of Property: N.S. of Departmental House No. 1 of P.O. House
First
 Location of Sign: Left side of Longwalk Avenue at entrance
Road to subject property
 Remarks:
 Posted by: S. J. Bate Date of return: 3.13.52
 Signature
 Number of Signs: 3

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 5 1898

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on March 5 1992

OWINGS MILLS TIMES.

S. Zehe 

Publisher

Publisher

\$121.8

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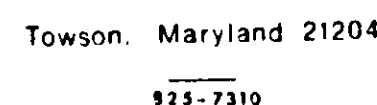
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Baltimore County Fire Department



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92-309.SPHXA

Zoning Commissioner of Baltimore County

~~John R. Alexander~~
~~Planner I~~

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

92-309-SP4XA

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mno
cc: W.L. Phillips
K.A. Schmidl

NOTICE OF HEARING
The Zoning Commission of Baltimore County, Maryland, has held a public hearing on the proposed Special Exception for the construction of a community building, swimming pool and/or other structural and land use and a nursery school by modifying the boundaries of the Special Exception granted in Case #74-157-1, in the 4th Election District - 3rd Councilmanic District, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case Number: 92-309-SPHXA
N/S Gwynnbrook Avenue, 1155' W of Garrison Forest 4th Election District - 3rd Councilmanic District
Petitioner(s): Associated Jewish Charities of Baltimore
Hearing Date: Friday, March 27, 1992 at 2:00 p.m.
Special Hearing for an amendment to the Special Exception granted in Case #74-157-1 for the Jewish Community Center, and approval of the additional uses and improvements which have been constructed since the granting of the Special Exception. Variance to permit directional or informational signs of 122 square feet total (which are comprised of two signs: one sign with 40 square feet and one sign with 82 square feet) in lieu of the permitted 15 square feet or 25 square feet.
LAWRENCE E. SCHMIDT, Zoning Commissioner of Baltimore County
03/29/92 March 5

CERTIFICATE OF PUBLICATION

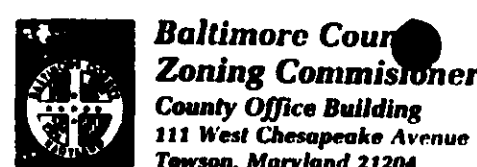
TOWSON, MD. March 5, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 5, 1992

THE JEFFERSONIAN,

Publisher

\$121.89



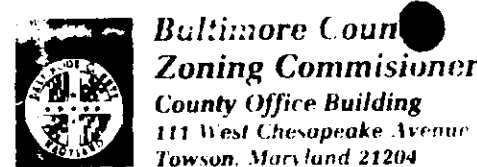
Date

Account: R-001 6150
Number

receipt

Cashier Validation

Please Make Checks Payable To: Baltimore County



Date

Account: R-001 6150
Number

receipt

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 3/9/92

Associated Jewish Charities of Baltimore
c/o Robert W. Cannon, Esq.
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21202

RE:

CASE NUMBER: 92-309-SPHXA
N/S Gwynnbrook Avenue, 1155' W of Garrison Forest
4th Election District - 3rd Councilmanic
Petitioner(s): Associated Jewish Charities of Baltimore

Dear Petitioner(s):

Please be advised that \$ 176.89 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE DUNING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

DAVID JAMON
DIRECTOR

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 26, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-309-SPHXA
N/S Gwynnbrook Avenue, 1155' W of Garrison Forest
4th Election District - 3rd Councilmanic
Petitioner(s): Associated Jewish Charities of Baltimore
HEARING: FRIDAY, MARCH 27, 1992 at 2:00 p.m.

Special Hearing for an amendment to the Special Exception granted in Case #74-157-1 for the Jewish Community Center; and approval of the additional uses and improvements which have been constructed since the granting of the Special Exception.

Special Exception for community buildings, swimming pool and/or other structural and land use and a nursery school by modifying the boundaries of the Special Exception granted in Case #74-157-1; and approval of the additional uses and improvements which have been constructed since the granting of the Special Exception.

Variance to permit directional or informational signs of 122 square feet total (which are comprised of two signs: one sign with 20 square feet per face for a total of 40 square feet and one sign with 41 square feet per face for a total of 82 square feet), in lieu of the permitted 15 square feet or 25 square feet.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Associated Jewish Charities of Baltimore
Robert W. Cannon, Esq.

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Wirth / SWM (2) DATE: September 17, 1992
Mr. Powell / EIR
Mr. Swelley / WSS
Mr. Rascoe / ZADM (2)
Mr. Richards / Zoning
Mr. Bowling / OED (2)
Mr. Family / Traffic
Mr. Weiss / Sanitation
Mr. Beaumont / Land Acquisition
Ms. Lutz / House Numbers
Capt. Pfeiffer / Fire Department
Mr. Kincaid / Recreation & Parks
Ms. Blank / SHA
Mr. McDaniel / Strategic Planning/Development Review (3)

FROM: Susan Wimbley
Bureau of Public Services

SUBJECT: Project Name: Jewish Comm. Ctr. Cultural Arts
District: 4c3
Project Number: 92243z
ZADM Number:
Engineer: Thaler
Phone Number: 944-3647

ACTION REQUESTED:
☐ Waived CRG Meeting
☐ CRG Plan Refinement
☒ CRG Non-Material Amendment
☒ Limited Exemption (26-171.b.9)
☐ Waived Hearing Office Hearing

Please review the plan for compliance with current regulations and return comments to our office by 10-9-92. If you have no comments or do not need to review this plan, please indicate by placing your initials here. (This procedure is similar to the waived C.R.G. meeting procedure.)

Thank you for your attention to our request.

SDW:
cc: File (3)

JEWISH COMMUNITY CENTER CULTURAL ARTS
92-243-2

Limited Exemption
Plan Date: 7/24/92
Comments Due: 10/9/92
Comments Date: 9/25/92
Comments Completed: 9/29/92

The plan has been reviewed by the staff at this level of detail for general compliance with the Baltimore County Zoning Regulations. The following comments are generalized for the development plan and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. To avoid any possible delays in the development review and zoning approval process, when these details and final technical information are identified or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. Revised plans are required in accordance with the following comments for further zoning review.

1. The parking calculations on the plan show a total of 439 parking spaces required to support all uses (existing and proposed) on site; 329 parking spaces are shown to be provided. A zoning variance public hearing is necessary to request relief from this requirement. State all future variance requests on the revised plans.
2. Comply with the approved zoning public hearing plan note in zoning case #92-309-SPHXA, which states: "This plan includes proposed possible future development of portions of the property. Approvals relating to future development are conceptual in nature and when additional details are available, the owner or owner's engineer will contact the Baltimore County Zoning Commissioner and furnish a plan setting forth the details for review and for a determination as to whether any further public hearings may be needed." Red-line the site plan as originally approved as Petitioner's Exhibit #1 with all proposed improvements and changes (such as setbacks) and provide it to the Zoning Commissioner with a copy of these zoning comments and the most recent site plan as revised in accordance with these comments. On all future plans document the response of the Zoning Commissioner. Some obvious changes are the required zoning variance hearing and the 15 foot property line setback difference for the proposed theatre (375 feet, as opposed to 330 feet). State the proposed building height.

JEWISH COMMUNITY CENTER CULTURAL ARTS
92-243-2
Page 2

3. Include a complete zoning history for zoning case #92-309-SPHXA, listing the order in detail on the plan.
4. Final zoning approval is contingent first, upon all plan comments being addressed on the development plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Any requests for further information from the Zoning Office must include a reference to the Limited exemption file #92-143-0 and written correspondence or revised plans must be accompanied by a copy of these comments.

JLL:acj

cc: Zoning Commissioner
Chris Rorke, Project Manager
File #92-309-SPHXA

2nd Review /
Plan Date: 10/19/92
Comments Date: 11/19/92

The Zoning Commissioner has indicated that there has been no compliance with previous comment #2. This office cannot approve the plans until compliance is confirmed.

John L. Lewis, Planner II

cc: Zoning Commissioner
Chris Rorke, Project Manager
Zoning File #90-309-SPHXA

3rd Review
Comments Date: 12/3/92

The Zoning Commissioner has approved the red-lined plan referenced in note #2. Therefore, this plan is approved for zoning.

John L. Lewis, Planner II

cc: same as above

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS
FROM: ZONING OFFICE

CRG DATE: 11/29/90
REV-CRG DATE: 11/19/90

PROJECT NAME: Associated Jewish Charities
LOCATION: NW/cor Garrison Forest Road
and Gwynnbrook Avenue

PLAN: 6/1/90
REV.: 11/21/90 REV.:

DISTRICT: 4c3

REVISED PLAN KEY:
(X) COMPLIANCE WITH COMMENT CHECKED
(O) NON-COMPLIANCE IS CIRCLED
(NA) BE ADVISED (NOT NECESSARY FOR CRG APPROVAL, BUT MUST BE ADDRESSED PRIOR TO FINAL ZONING APPROVAL)
ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The plan has been reviewed by this office and has been found to be in general compliance with the Baltimore County Zoning Regulations. The following comments identify possible conflicts and details necessary in order to determine final compliance with these regulations. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer, or developer's engineer to rectify all conflicts well in advance of any expected zoning approvals. The intent of the developer must be clear on the C.R.G. plan and if any zoning conflicts are identified during the development process, they must be identified on the plan under "ZONING PUBLIC HEARING REQUESTS".

1. Zoning History, Original Special Exception and Changes -- Forty-two acres of the 158 acres submitted for C.R.G. review has been granted and has an "in-place" Special Exception on the property. Include the following zoning history on the plan: (Case # 74-157-1)

11/23/73 --- Petition filed for a Special Exception for a community building for the Estate of Frank L. Price.

2/5/74 --- Special Exception for a community building, swimming pool and/or other structural or land use devoted to civic, social, recreational and educational uses; and a Special Exception for a nursery school granted by the Zoning Commissioner.

12/16/75 --- Special Exceptions granted on 2/5/74 extended for 3 years beginning 2/5/76 and ending 2/5/79 by the Zoning Commissioner.

(Over)

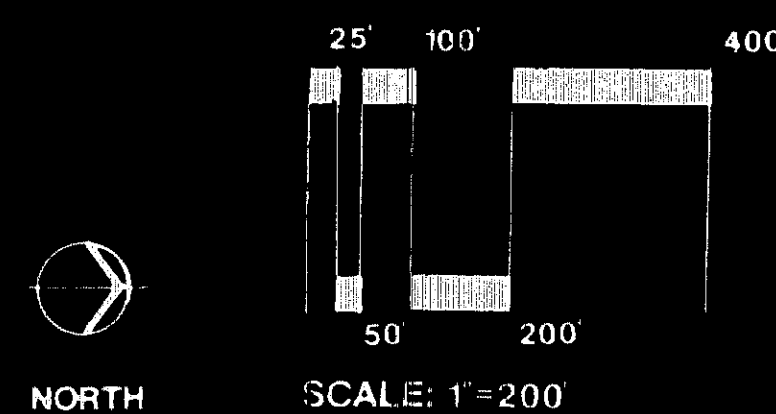


SPECIAL HEARING EXHIBIT

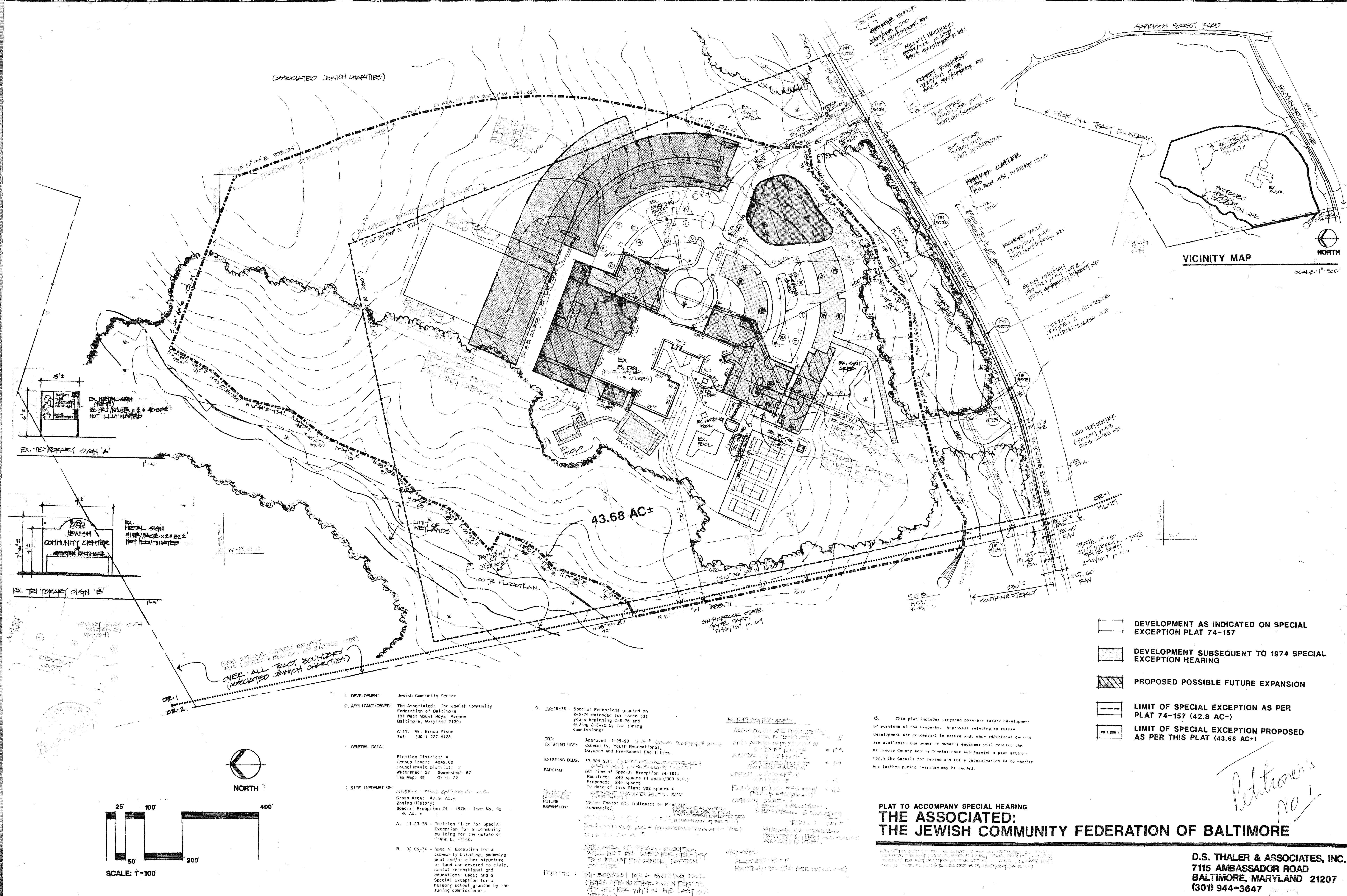
THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION OF BALTIMORE

D.S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 944-3647

5-23-91



BALTIMORE COUNTY 200 SCALE AERIAL PHOTOGRAPHS
NW-14H & NW-15H



Plot x 1

GENERAL NOTES

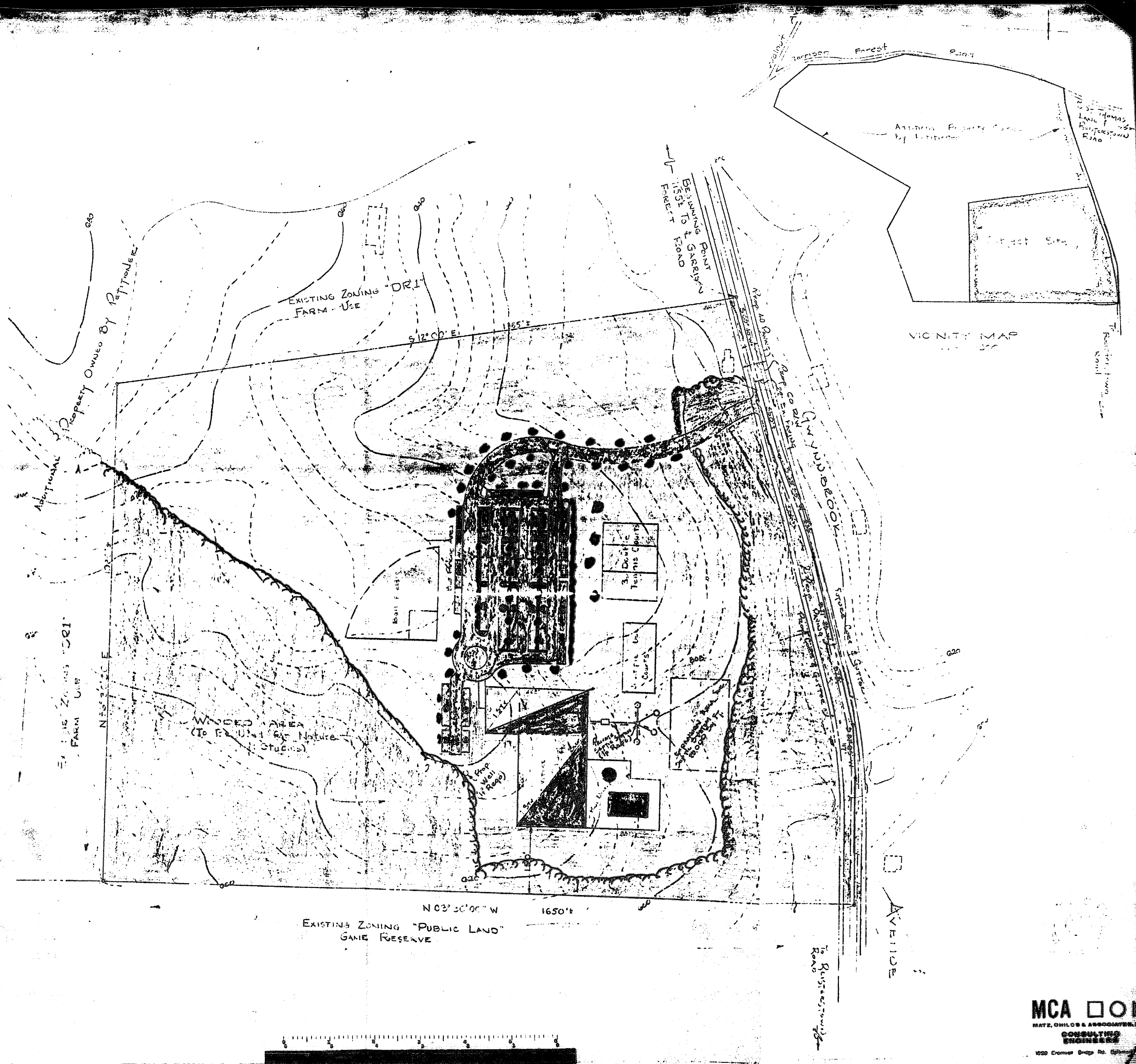
1. Total Area of Property Equals 18.1 Acres.
2. Area of Property Requesting "Special Exception" Equals 40.0 Acres.
3. Existing Zoning of Property "DR 1".
4. Existing Use of Property "Farm Use".
5. Proposed Zoning of Property "DR 1" with Special Exception.
6. Proposed Use of Area of Special Exception "Jewish Community Center".
7. Activities Area Include:
 - A. Swimming Pool.
 - B. Softball Field.
 - C. Tennis Courts.
 - D. Multi-purpose Courts.
 - E. Activities Building (Nursery School & Indoor Classrooms).
 - F. Nature Trails.
 - G. Day Camp.
8. Off-street Parking Detail:
 - A. Area of Building Equals 67,000 Sq. Ft.
 - B. Required Parking Equals 245 Spaces.
 - C. Proposed Parking Equals 245 Spaces.
9. Existing 12" Water Main Located in Garrison Forest Rd. 2045' West of Subject Property.
10. Existing 24" Sanitary Sewer (Gravity Flow) Located 2375' E. West of Subject Property.
11. A Private Well & Septic System Will Be Installed Should Public Utilities Not Be Readily Available.

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

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

92-309-SPHXA

322



MCA ☐ ☐
MAYE, OHLE & ASSOCIATES
CONSULTING ENGINEERS
1020 Cromer Drive St. Edm.

GENERAL NOTES

1. TOTAL AREA OF PROPERTY = 152.1 AC.
2. AREA BEING DEVELOPED = 10.0 AC. WITH SPECIAL EXCEPTION = 4.2, 2.2 AC.
3. EXISTING ZONING OF PROPERTY: D-1 (100' W/TH SPECIAL EX. CENTRAL USE PETITION UTM-157)
4. EXISTING USE OF PROPERTY: VACANT & "FARM USE"
5. PROPOSED USE OF SPECIAL EXCEPTION: JEWISH COMMUNITY CENTER FOR YOUTH ACTIVITIES
6. ACTIVITIES INCLUDE:
 - a. MODER FOURDOOR SWIMMING POOL
 - b. ARTS, CRAFTS, MUSIC, DANCE, GYMNASIUM
 - c. DAY CAMP
 - d. NURSERY SCHOOL & RELIGIOUS SCHOOL
 - e. NATURE STUDIO
7. OFF-STREET PARKING DATA:
 - a. AREA OF LOT: 72,000 S.F.
 - b. REQUIRED PARKING: 840 SPACES (1/300)
8. PROPOSED PARKING: 840 SPA.
9. FOR UTILITY DETAILS, SEE DIV. 50-2, 50-3
10. FOR EROSION CONTROL MEASURES, SEE DIV. 50-3
11. FOR PAVING DETAILS, SEE DIV. 50-2
12. FOR SEEDS & PLANTING PLAN, SEE DIV. 50-3
13. CONTRACTOR TO NOTIFY BALTIMORE COUNTY DEPT. OF PUBLIC SERVICES PRIOR TO BEGINNING WORK IN STREETS, PARK AVE.
14. SUBJECT PROPERTY IS LOCATED WITHIN THE GYNNIBROOK DRAINAGE AREA & HAS BEEN ADJUSTED FROM THE STATE HEALTH DEPT. ORDER OF APR. 12, 1975, AVERAGE DAILY FLOW SHALL BE EXCEED 25,000 G.P.D.
15. SEE DIV. 50-1 FOR LOCATION OF UTILITY STANDARDS



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 7-15-74

92-309-SPHXA

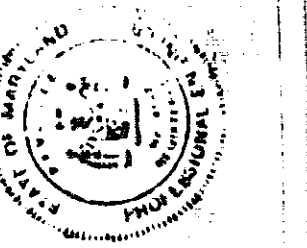
JEWISH COMMUNITY CENTER

BALTIMORE CO. MARYLAND

SITE PLAN

Job No. 015

SD-1



MCA
MCA INCORPORATED
CONSULTING ENGINEERS

NELSON-SALABES, INC.
PLANNERS
ARCHITECTS
1991 Taylor Avenue, Suite 200 - Baltimore, Maryland 21201

COORDINATES

NAME	NORTH	EAST
103	59406.12	-43002.18
105	57254.87	-42334.51
139	56785.48	-42838.59
141	56595.14	-42769.68
143	56349.42	-42688.03
145	56081.74	-42641.24
154	55151.49	-42613.01
155	54817.39	-42553.04
156	54580.03	-42701.38
160	54501.83	-42857.32
165	54248.92	-43442.37
173	53670.56	-44524.67
174	53631.21	-44621.86
222	57989.78	-43158.48
226	56255.15	-44608.03
229	55795.38	-45398.53
231	57881.91	-43580.74
236	56077.02	-44087.96
283	53551.50	-44989.40

STATE OF MARYLAND
2146/167
ANNAPOLIS STATE
STATE PARK

STATE OF MARYLAND
ANNAPOLIS STATE
STATE PARK
2146/167

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE
REFERENCED TO THE SYSTEM OF COORDINATES ESTABLISHED
IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND
ARE BASED ON THE FOLLOWING TRANSVERSE STATIONS.

U.S. 13255
U.S. 584.12
W. 44, 584.12

U.S. 13256
U.S. 399.25
W. 45, 167.48

AREA =
6533741 SF
156.927 AC.

Scale 1" = 200'

ASSOCIATED JEWISH CHARITIES OF BALTIMORE PROPERTY 4TH ELECTION DISTRICT BALTIMORE COUNTY

OUTLINE SURVEY PLAT

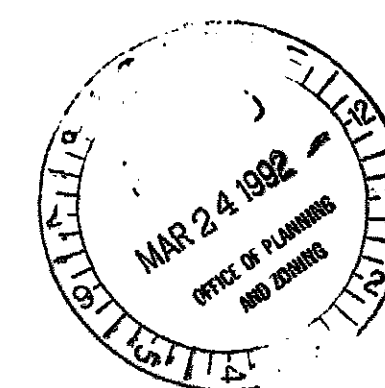
SURVEYORS CERTIFICATE

I, BERNARD F. LINSSENMEYER III, MARYLAND REGISTERED
PROPERTY LINE SURVEYOR NUMBER 505, DO HEREBY CERTIFY
THAT THIS PLAT ACCURATELY REPRESENTS AN ACTUAL FIELD
SURVEY MADE UPON THE GROUND AND THAT TO THE BEST OF
MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN
HEREON IS CORRECT.

As Requested:
SUPPLEMENTAL
INFO.
Does NOT Revise
the Petition.

#322

92-309-SPHXA

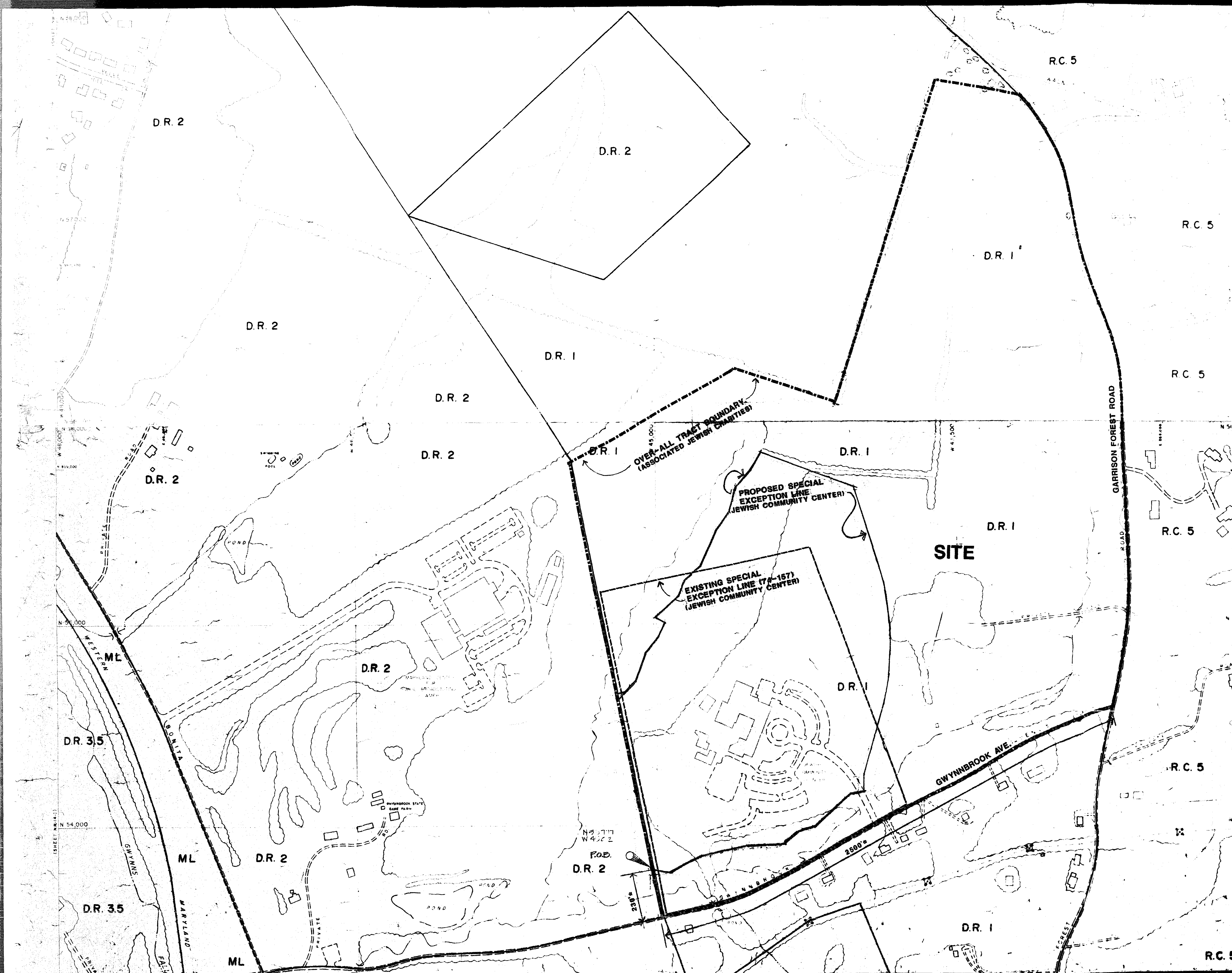


DATE

BERNARD F. LINSSENMEYER III

D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
7115 AMBASSADOR ROAD BALTIMORE, MARYLAND 21207 (301) 944-3847

EXHIBIT TO ACCOMPANY SPECIAL HEARING
THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION OF BALTIMORE



92-309-SPHXA

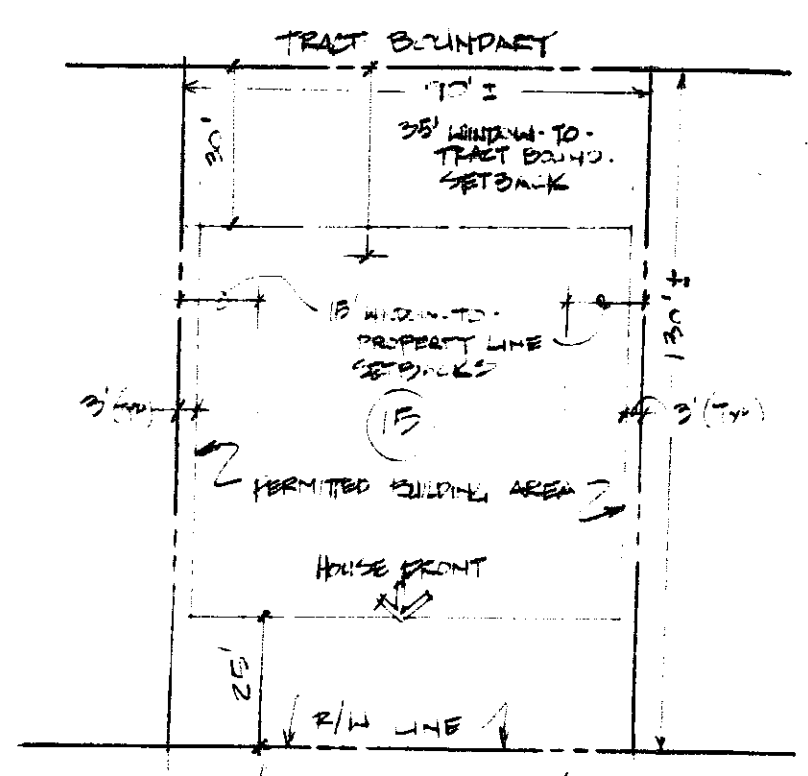
SPECIAL HEARING EXHIBIT

THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION OF BALTIMORE

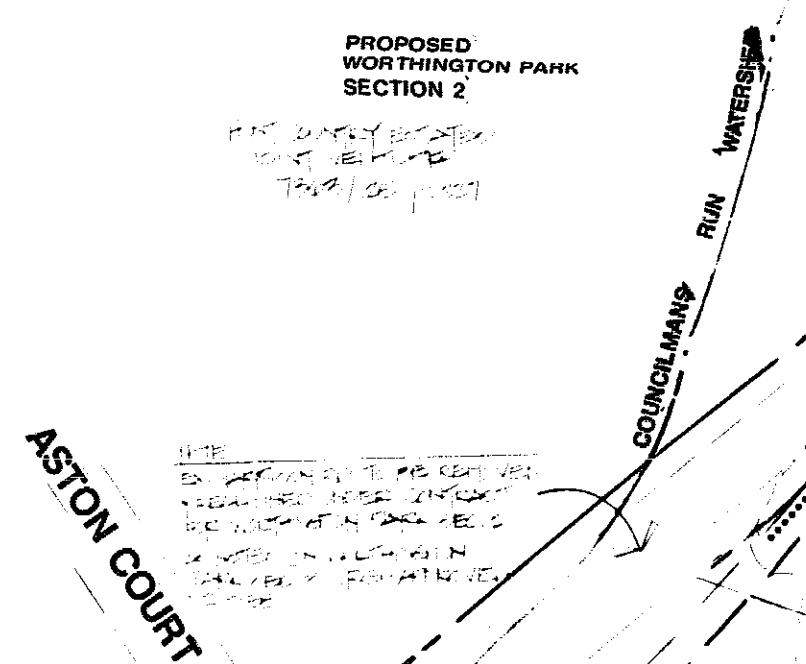
D.S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 944-3647

322



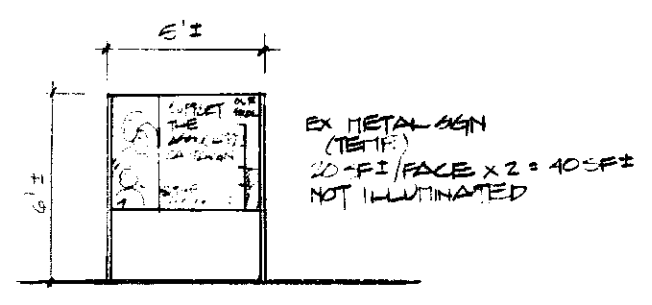


TYPICAL LOT DETAIL

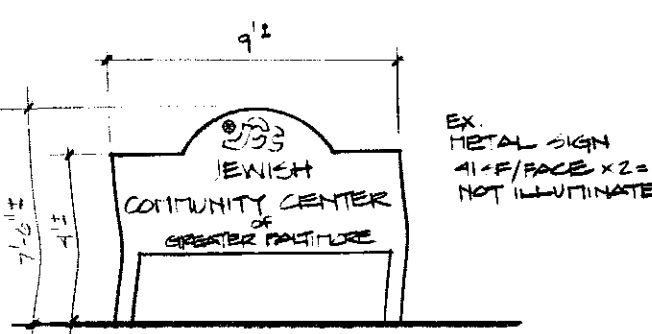


ZONING HISTORY

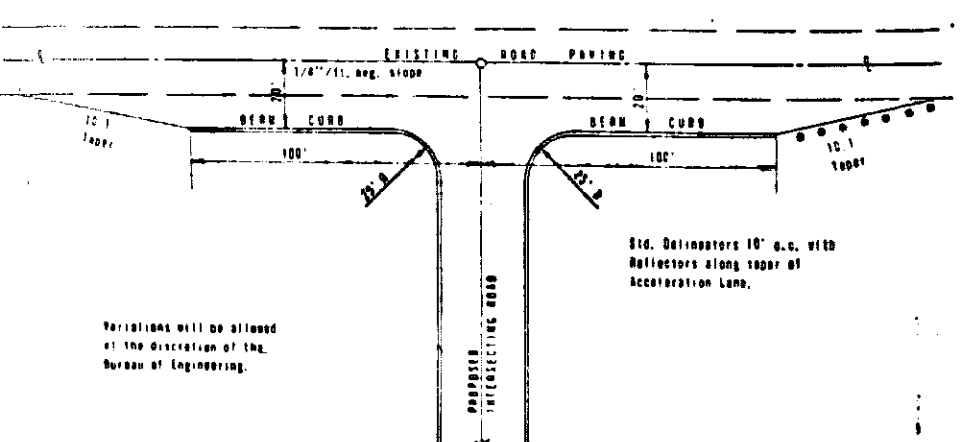
PROPOSED WESTINGHOUSE PARK SECTION 2
 1. 1985-1986 - METROPOLITAN DISTRICT 17
 2. 1987-1988 - METROPOLITAN DISTRICT 17
 3. 1989-1990 - METROPOLITAN DISTRICT 17
 4. 1991-1992 - METROPOLITAN DISTRICT 17
 5. 1993-1994 - METROPOLITAN DISTRICT 17
 6. 1995-1996 - METROPOLITAN DISTRICT 17
 7. 1997-1998 - METROPOLITAN DISTRICT 17
 8. 1999-2000 - METROPOLITAN DISTRICT 17
 9. 2001-2002 - METROPOLITAN DISTRICT 17
 10. 2003-2004 - METROPOLITAN DISTRICT 17
 11. 2005-2006 - METROPOLITAN DISTRICT 17
 12. 2007-2008 - METROPOLITAN DISTRICT 17
 13. 2009-2010 - METROPOLITAN DISTRICT 17
 14. 2011-2012 - METROPOLITAN DISTRICT 17
 15. 2013-2014 - METROPOLITAN DISTRICT 17
 16. 2015-2016 - METROPOLITAN DISTRICT 17
 17. 2017-2018 - METROPOLITAN DISTRICT 17
 18. 2019-2020 - METROPOLITAN DISTRICT 17
 19. 2021-2022 - METROPOLITAN DISTRICT 17
 20. 2023-2024 - METROPOLITAN DISTRICT 17



EXISTING TEMPORARY SIGN 'A'



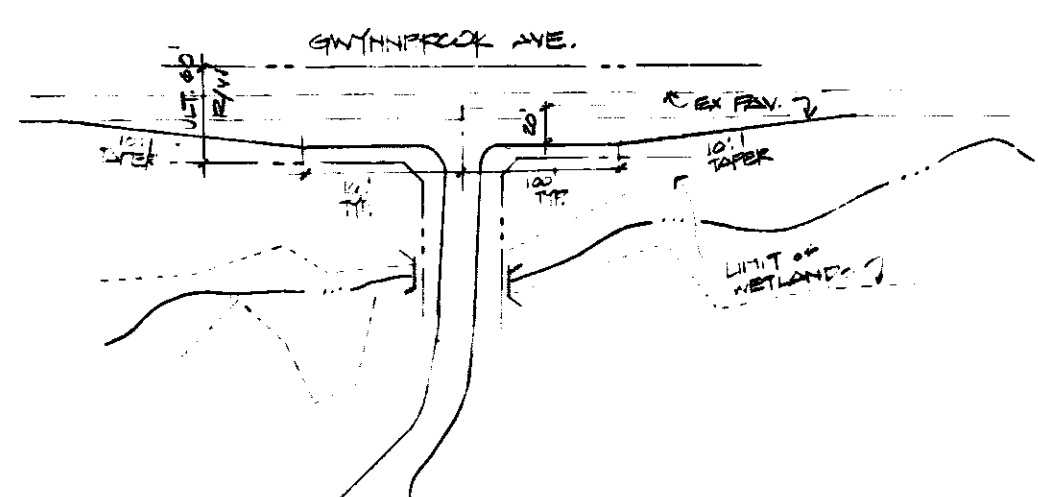
EXISTING SIGN 'B'



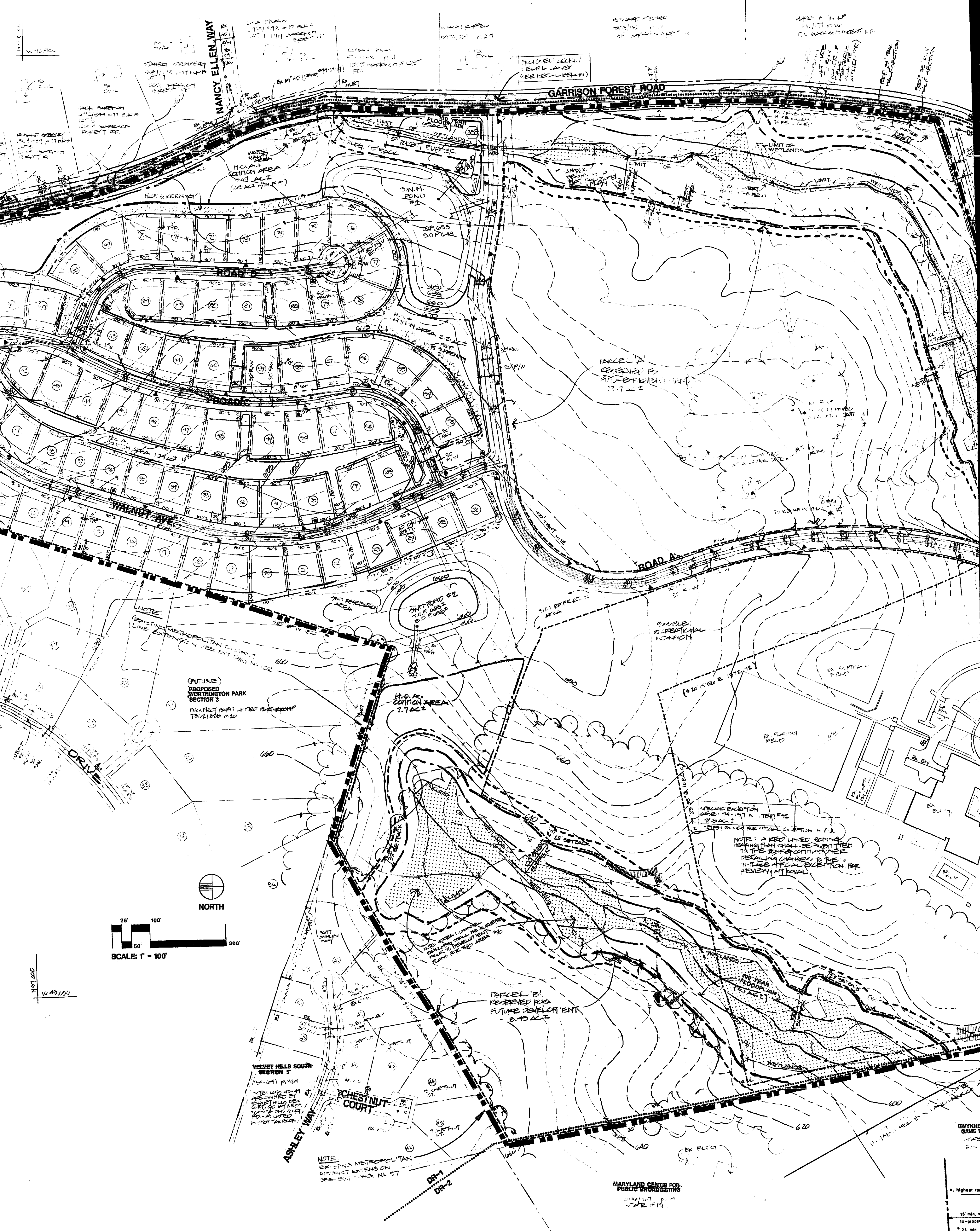
ACCEL/DECEL LANE DETAIL

HYDROLOGY SUMMARY TABLES

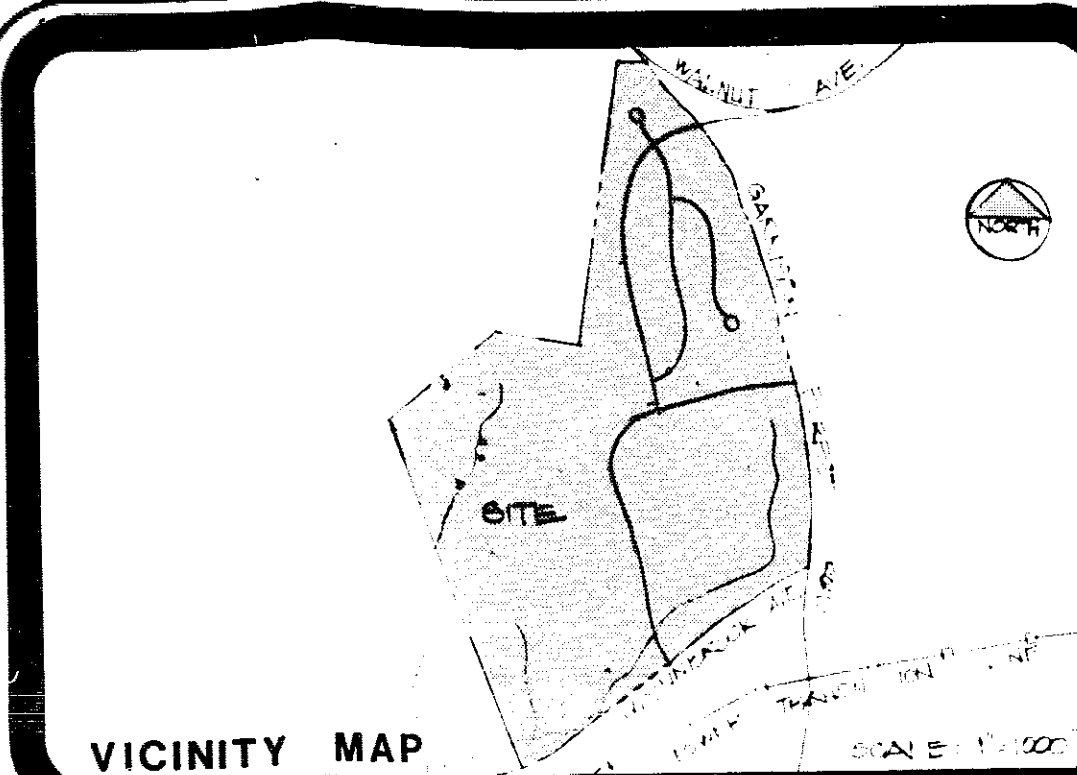
POND #	POND #1				POND #2				POND #3			
	Area (Acres)	Q (cfs)	Q (cfs)	Q (cfs)	Area (Acres)	Q (cfs)	Q (cfs)	Q (cfs)	Area (Acres)	Q (cfs)	Q (cfs)	Q (cfs)
1	2.5	28.5	3.5	35.0	2.5	28.5	3.5	35.0	2.5	28.5	3.5	35.0
2	10.0	100.0	10.0	100.0	10.0	100.0	10.0	100.0	10.0	100.0	10.0	100.0
3	15.0	150.0	15.0	150.0	15.0	150.0	15.0	150.0	15.0	150.0	15.0	150.0
4	20.0	200.0	20.0	200.0	20.0	200.0	20.0	200.0	20.0	200.0	20.0	200.0
5	25.0	250.0	25.0	250.0	25.0	250.0	25.0	250.0	25.0	250.0	25.0	250.0
6	30.0	300.0	30.0	300.0	30.0	300.0	30.0	300.0	30.0	300.0	30.0	300.0
7	35.0	350.0	35.0	350.0	35.0	350.0	35.0	350.0	35.0	350.0	35.0	350.0
8	40.0	400.0	40.0	400.0	40.0	400.0	40.0	400.0	40.0	400.0	40.0	400.0
9	45.0	450.0	45.0	450.0	45.0	450.0	45.0	450.0	45.0	450.0	45.0	450.0
10	50.0	500.0	50.0	500.0	50.0	500.0	50.0	500.0	50.0	500.0	50.0	500.0



ACCEL/DECEL LANE DETAIL @ GWYNBROOK AVE.



1. Highest roof
 2. 15 min. wind speed
 3. 10 min. wind speed
 4. 5 min. wind speed
 5. 1 min. wind speed
 6. Highest point in area
 7. Elevation at 10 min. wind speed
 8. Elevation at 5 min. wind speed
 9. Elevation at 1 min. wind speed
 10. Elevation at 0.1 min. wind speed



GENERAL NOTES

1. DEVELOPMENT NAME: A.J.C. ASSOCIATED JEWISH CHARITIES
2. APPLICANT: 400 N. HANCOCK STREET, BALTIMORE, MARYLAND 21201
3. PREPARED BY: D.S. THALER & ASSOC., INC., 7115 AMBASSADOR ROAD, BALTIMORE, MARYLAND 21207
4. GENERAL DATA: ELECTION DISTRICT NO. 4, PUBLIC SERVICES CRG NO. 125-5
5. SITE INFORMATION: A. Project location: 1000 N. HANCOCK STREET, BALTIMORE, MARYLAND 21201. B. Zoning: R-1. C. Existing zoning: R-1. D. Proposed zoning: R-1. E. Other notes: See attached site plan for details.
6. UTILITIES: Public water and sewer will be provided.
7. EXISTING: There are no existing structures on the site.
8. ROADS: The site is bounded by Garrison Forest Road to the north and Forestleigh Avenue to the east.
9. STORM WATER MANAGEMENT: Storm water will be managed in accordance with the City of Baltimore's requirements.
10. GRADING: The site will be graded to meet the requirements of the City of Baltimore.
11. VEGETATION: The site is currently undeveloped and contains some vegetation.
12. SIGHT LINES: The site is located at an intersection and sight lines will be maintained.
13. STORAGE: There are no storage areas on the site.
14. REFERENCES: The project is based on the City of Baltimore's zoning regulations and the Maryland State Planning Act.

CRG PLAN

REVISIONS

DATE: 11/21/90

SCALE: 1" = 10'

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

OWNER / DEVELOPER

ASSOCIATED JEWISH CHARITIES

400 N. HANCOCK STREET

BALTIMORE, MARYLAND 21201

(301) 332-8700

C.R.G. PLAN

BALTIMORE COUNTY, MD

A.J.C.

ASSOCIATED JEWISH CHARITIES

PUBLIC SERVICES CRG NO. 125-5

ELECTION DISTRICT NO. 4

D.S. & A.

D.S. THALER & ASSOC., INC.

SURVEYORS

LAND PLANNERS

7115 AMBASSADOR ROAD

BALTIMORE, MARYLAND 21207

(301) 544-3647

PROJECT NO. 104

SHEET NO. 1

OF 1