

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,

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



T 410,494,6200 F 410,821,0147 www.Venable.com

210 W. PENNSYLVANIA AVENUE SUITE 500 TOWSON, MD 21204

J. Krach

24-1129 VSON, MD 21204 DM 12/3/24

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

Request for Zoning Spirit and Intent Confirmation Re:

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.

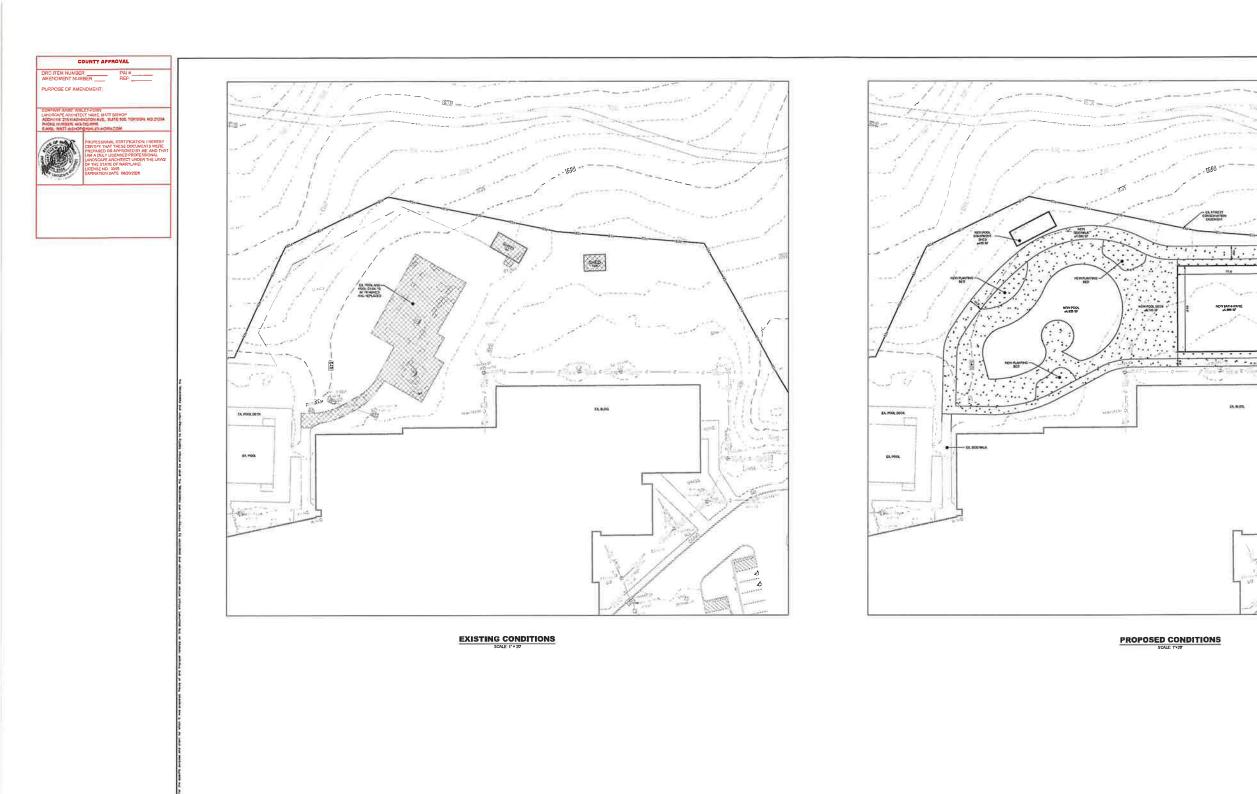
By way of this letter, I am seeking confirmation that the proposed improvements would be considered to be within the spirit and intent of the relief granted in the prior zoning cases and that AJC would be permitted to move forward to permitting without the need to seek additional zoning relief. I have 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, Christopher D. Mudd

Enclosure



Plan to Accompany Spirit and Intent Letter

3518 GWYNNBROOK AVENUE
THE ASSOCIATED JEWSH COMMUNITY
FEDERATION OF BALTIMROE

Kimley » Horn

Her POTER ST. SUIT 40, NATURAL IN 1720
PRICE ALZ-NO-NO WERSHIET-HORN COM

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

Baltimore County, Maryland		VENABLE LLP ◆ 750 E. Pratt Street Suite 900 ◆ Baltimore, Maryland 21202 09/03/2024 Vendor #: 3094		F 546268	
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



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

effrey 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.

Page 2 of 2 Timothy M. Kotrocco, Director RE: Jewish Community Center – Owings Mills February 26, 2009

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 & ASSOCIATIES, INC.

Mark S. Vaszil

Chief Operations Officer

Enclosure

Copy: Ben Gershowitz

Mark Schaefer

David S. Thaler, P.E., L.S.

ter case # 92-309- SPHXA

MAX BUILDING HEIGHT = 48 %

EXISTING SQUARE FOOTAGE . 72,000 SF.

FUTURE EXPANSION = 102,200 1/- SF.

: TOTAL ALLOWED = 174,2005.F. +/-

EXISTING BUILDING TO DATE:

Main building = 122,656 st., Gordon Contex = 17,713 st. TOTAL = 140,369 st.

MEDIUSED AT THIS TIME:

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

: 174,200 (ALLOWED) - 140,369 (EXIST) = 33,831 S.F. (AVAILABLE)

200/300 ADDITION 31,600 S.F.

2,23 | SF. (AVAILABLE)

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

POOL WEATHER ENCLOSURE + LINK: 110x72+1065 = 8985 S.F.

2 STY ADDITION: 25 x 75 x 2 = 3750 S.F.

LIBRARY ADDITION : 26x 34,5 : 827 5.F.

DIFFERENCE BETWEEN 'OS REFINEM'T & SURVEY = 227 SF (SURVEY SMALLER)

(ADDITION) (LIMAN) (DIFF) (AVAIL) (AVAIL) (AVAIL) (AVAIL) 3750+897+227:4874 + 2231 : 7,105 st. 45 7,445 st.

OP.

= 8,085 st. vs 7,445sf.

POOL ENCLOSURE & LINK

DST, HES, RCE, SAM



Baltimore County
Department of Permits and
Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 2!204 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 1 3 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 Garrision 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

2.27.02 To Be Micro filmed with Case # 92-309-SPHA

McArthur, RLA D.S. Thaler & Assoicates, 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

DST, HES, RCE, SAM



Baltimore County
Department of Permits and
Development Management

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 2!204 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 1 3 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 Garrision 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

2.27.02 To Be Micro filmed with Case # 92-309-SPHA

McArthur, RLA D.S. Thaler & Assoicates, 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

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.

La la Mign

Planner II Zoning Review

JJS:sci

Enclosure



* ZONING COMMISSIONER 1155 ft. West of Garrison * OF BALTIMORE COUNTY Forest Road

4th Election District 3rd Councilmanic District Associated Jewish Charities of Baltimore

Petitioner

* Case No. 92-309-SPHXA

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 purpos-

Therefore, for the reasons set forth above, I am persuaded that the

Pursuant to the advertisement, posting of the property, and public

IT IS THEREFORE ORDERED, by the Zoning Commissioner for Baltimore Coun-

Petitions for Special Hearing, Special Exception and Variance should be

hearing on these Petitions held, and for the reasons given above, the relief

ty, this _____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

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, so-

cial, recreational and/or educational buildings and uses, all in accordance

the Order in zoning case No. 74-157-X to modify the boundaries of the spe-

cial 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 follow-

ing restriction which are conditions precedent to the relief granted herein:

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 Fetitioner would be required to return, and be responsible

IT IS FURTHER ORDERED that the Petition for Special Hearing to amend

with Petitioner's Exhibit No. 1, be and is hereby GRANTED; and,

permitted 25 sq. ft., be and is hereby GRANTED; and,

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.

Mossrs. Bornstein 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. 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.

for returning, said property to its original condition.

Oron Cate

Zoning Commissioner for Baltimore County

LES:mmn

Robert W. Cannon, Esquire 100 South Charles Street

Baltimore, Maryland 21201 RE: Case No. 92-309-SPHXA

Petitions for Special Hearing, Special Exception and Zoning Associated Jewish Charities of Baltimore, Petitioner

extining to the expension of the extension of

April 13, 1992

Office of Physics of Land

Dear Mr. Cannon:

Suite 113 Courthouse

Towson, MD 21204

400 Washington Avenue

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,

(410) 887-4386

Lawrence E. Schmidt Zoning Commissioner

LES:mmn

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 i described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

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 fil ing of this Petition, and further agree to and ere 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 pensities 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 (Type or Print Name)	Associated Jewish Charities of Baltimon (Type or Print Name) Lobert L. Wan berg		
Signature	Signature		
-	Robert L. Weinberg, Wiee President		
Address	(Type or Print Name)		
City and State	Signature		
Attorney for Petitioner:	Robert W. Cannon, Esquire Weinberg and Green		
Robert W. Cannon, Esquire	100 South Charles Street 332-8816		
(Type or Print Name)	Address Phone No.		
Cobert 10 Cannon	Baltimore, Maryland 21202		
Signature	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.: 222-6816	100 South Charles Street Baltimore, Marvland 21201 322-881 Address Phone No.		

Zoning Law of Baltimore County, in two newspapers of general circulation through-County in Room 106, County Office Building in Towson, Baltimore day of _____ o'clock -----

Z.C.O.—No. 1

-5-

granted.

requested should be granted.

ATTACHMENT TO PETITION FOR SPECIAL HEARING ASSOCIATED JEWISH CHARITIES OF BALTIMORE 92-309-

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.1 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.

• 0373:12/02/91 BYD86:0621E

> ATTACHMENT TO PETITION FOR ZONING VARIANCE -ASSOCIATED JEWISH CHARITIES OF BALTIMORE

92.309. SPHXA Petitioner's signs provide directional and informational identification to the Jewish Community Center and the community facilities operated by the Petitioner on the property. The Petitioner's facilities are devoted to civic, social, recreational and educational uses. The signs are important in providing directional information to those looking for this facility and result in a reduction of traffic by providing specific information. The rural nature of the area and the lack of street lights requires signs of the size requested. Granting the variance is in harmony with the spirit and intent of the zoning regulations, and would not result in substantial harm to public health, safety and general welfare. Denial of Petitioner's request would cause practical difficulty and unreasonable hardship. 322

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:	92.309.5PHXA
The undersigned, legal owner(s) of the property situate 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

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 Charitie	s of Baltimon
(Type or Print Name)	(Type or Print Name)	
	Milyt I decide	17
Signature	Signature	7
	Robert L. Weinberg, V ice Pr	esident
Address	(Type or Print Name)	
City and State	Signature	
•	Robert W. Cannon, Esquire	
Attorney for Petitioner:	Weinberg and Green	112 0016
Robert W. Cannon, Esquire	100 South Charles Street	
(Type or Print Name)	Address	Phone No.
Signature Construction	Baltimore, Maryland 21201 City and State	
100 South Charles Street	Name, address and phone number of	
Address	tract purchaser or representative to	be contacted
Baltimore, Maryland 21201	Robert W. Cannon, Esquire	
City and State	Name 100 South Charles Street	
Attorney's Telephone No.: _332-8816	Baltimore, Maryland 2120 Address	1 332-8816 Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, this	day
19 that the	e subject matter of this petition be	e advertis ed. as
of, 19, that the	o subject intitle of the pounds of	
required by the Zoning Law of Baltimore County	, in two newspapers of general circ	ulation through-
out Baltimore County, that property be posted, a	nd that the public hearing be had be	fore the Zoning
Commissioner of Baltimore County in Room 10		
County, on the day or	, 19, at	o'clock

Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1

322

November 6, 1991

DESCRIPTION TO ACCOMPANY SPECIAL HEARING EXHIBIT ASSOCIATED JEWISH CHARITIES 92-309-SPHXA

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° 46'3#" 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°33' East 42 feet to a point;
- 2. North 43° 15' East 70 feet to a point;
- 3. North 19044' East 134 feet to a point;
- 4. North 47°31' East 66 feet to a point;
- North 32°46' East 50 feet to a point;
- North 21°50' East 62 feet to a point;
- 7. North 57°43' West 57 feet to a point; 8. North 50°53' East 119 feet to a point;
- 9. North 41°59' East 45 feet to a point;
- 10. North 19°55' East 69 feet to a point;
- 11. North 51°58' East 97 feet to a point;

BWB43:0331E

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

ASSOCIATED JEWISH CHARITIES OF BALTIMORE 92. 309 - SPHXA

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.

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.

November 6, 1991 DESCRIPTION TO ACCOMPANY SPECIAL HEARING EXHIBIT ASSOCIATED JEWISH CHARITIES 92-309-5PHXA

- 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;
- th 34°29' East 49 feet to a point; orth 16°44' East 134 feet to a point;
- North 43°29' East 104 feet to a point;
- North 35° 18' East 57 feet to a point;
- North 27°33' East 55.5 feet to a point;
- South 68°38' East 491.24 feet to a point; South 16049' 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;
- South 02045' West 80 feet to a point; South 80°29' West 73 feet to a point;
- South 48°54' West 219 feet to a point;
- South 75°38' West 78 feet to a point;
- South 61°28' West 42 feet to a point;
- South 49°44' West 73 feet to a point' South 73°26' West 29 feet to a point;
- South 88°03' West 156 feet to a point;
- 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.

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92.309.5PHXA

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

See Attachment

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

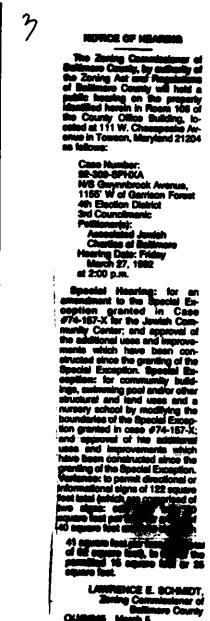
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property

Legal Owner(s):	
(Type or Print Name)	
Robert L. Namb	ug
Robert L. Weinberg, Preside (Type or Print Name)	nt
Signature	·
a/a Wainhara and Craan	
	332-8816
Baltimore, Maryland 21201	
City and State	
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
nobert W. Cannon, Esquire	
Name	
	332-8816 Phone No.
Raltimore County this	a .
y, in two newspapers of general circu nd that the public hearing he had hef	lation throug
, 19, at	
	Associated Jewish Charities (Type or Print Name) Signature Robert L. Weinberg, Preside (Type or Print Name) Signature c/o Weinberg and Green 100 South Charles Street Address Baltimore, Maryland 21201 City and State Name, address and phone number of tract purchaser or representative to Robert W. Cannon, Esquire Name 100 South Charles Street Baltimore, Maryland 21201 Address Baltimore County, this se subject matter of this petition be ty, in two newspapers of general circuind that the public hearing be had bef 06, County Office Building in Town

CERTIFICATE OF POSTING

92-319-50+1A Politicas: Wetserting fawigh Cherities of Dates Location of property: NIS of Jungared 21th 2 mores 11551 May Formson Location of Signe fronth such of a way route with avenue at entran Road to subject presents



"DUPLICATE" CERTIFICATE OF PUBLICATION

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 Maul 5

OWINGS MILLS TIMES

\$ 121,

, 1992

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.1 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.

0373:12/02/91

ATTACHMENT TO PETITION FOR ZONING VARIANCE -ASSOCIATED JEWISH CHARITIES OF BALTIMORE

92.309. SPHXA Petitioner's signs provide directional and informational identification to the Jewish Community Center and the community facilities operated by the Petitioner on the property. The Petitioner's facilities are devoted to civic, social, recreational and educational uses. The signs are important in providing directional information to those looking for this facility and result in a reduction of traffic by providing specific information. The rural nature of the area and the lack of street lights requires signs of the size requested. Granting the variance is in harmony with the spirit and intent of the zoning regulations, and would not result in substantial harm to public health, safety and general welfare. Denial of Petitioner's request would cause practical difficulty and unreasonable hardship.

PETITION FOR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92.309.5PHXA 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 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. Legal Owner(s): Contract Purchaser: Associated Jewish Charities of Baltimore (Type or Print Name) Robert L. Weinberg, Vice President (Type or Print Name)

.............. City and State Robert W. Cannon, Esquire Attorney for Petitioner: Weinberg and Green 332-8816 100 South Charles Street Baltimore, Maryland 21201 City and State 100 South Charles Street Name, address and phone number of legal owner, con tract purchaser or representative to be contacted Baltimore, Maryland 21201 Robert W. Cannon, Esquire Name 100 South Charles Street Baltimore, Maryland 21201 332-8816 Attorney's Telephone No.: 332-8816 ORDERED By The Zoning Commissioner of Baltimore County, this _____ day, 19....., that the subject matter of this petition be advertised, a Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that resperty be posted, and that the public hearing be had before the Zoning n Room 106, County Office Building in Towson, Baltimore .____, 19____, at _____ o'clock

Z.C.O.-No. 1

322

November 6, 1991

DESCRIPTION TO ACCOMPANY SPECIAL HEARING EXHIBIT ASSOCIATED JEWISH CHARITIES 92-309-5PHXH

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°33' East 42 feet to a point;
- 2. North 43° 15' East 70 feet to a point;
- 3. North 19044' East 134 feet to a point;
- 4. North 47°31' East 66 feet to a point;
- North 32°46' East 50 feet to a point;
- North 21°50' East 62 feet to a point; North 57°43' West 57 feet to a point;
- North 50°53' East 119 feet to a point;
- North 41°59' East 45 feet to a point;
- 10. North 19°55' East 69 feet to a point; 11. North 51°58' East 97 feet to a point;

0373:10/17/91 BWB43:0331E

ATTACHMENT TO PETITION FOR SPECIAL EXCEPTION

ASSOCIATED JEWISH CHARITIES OF BALTIMORE 92. 309 - SPHXA

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 the granting of the Special Exception as depicted on the plat and 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.

Special Hearing affecting the same property which is being filed simultaneously with this Petition for Special Exception.

additional uses and improvements which have been constructed since request that approval be granted for (a) the potential future area

The Description and plat are attached to the Petition for

November 6. 1991 DESCRIPTION TO ACCOMPANY SPECIAL HEARING EXHIBIT 92-309-5PHXA ASSOCIATED JEWISH CHARITIES

12. North 33°56' East 31 feet to a point;

North 24°41' East 179 feet to a point;

North 40°14' East 64 feet to a point;

North 34°29' East 49 feet to a point;

North 16°44' East 134 feet to a point;

North 43° 29' East 104 feet to a point;

North 27°33' East 55.5 feet to a point;

South 68°38' East 491.24 feet to a point;

South 16°49' East 393.94 feet to a point;

North 35° 18' East 57 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;

South 02045' West 80 feet to a point;

South 17°11' West 292.15 feet to a point;

South 80°29' West 73 feet to a point;

South 48°54' West 219 feet to a point;

South 75°38' West 78 feet to a point;

South 61°28' West 42 feet to a point; South 49°44' West 73 feet to a point'

South 73°26' West 29 feet to a point;

South 88°03' West 156 feet to a point; south 79°22' West 252 feet to a point;

South 66°09' West 82 feet to a point;

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.

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92.309.5 PHXA 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. le of the Baltimore County Zoning Regulations to permit 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 the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

See Attachment

(Type or Print Name)

City and State

____M.

emendment to the Special Ex-ception granted in Case #74-167-X for the Jovian Com-

parallel 16 square 600 to 25 square fact.

100 South Charles Street

Baltimore, Maryland 21201

following reasons: (indicate hardship or practical difficulty)

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

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

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

Contract Purchaser: Legal Owner(s): Associated Jewish Charities of Baltimore (Type or Print Name) (Type or Print Name Cobert L. Mainberg ---------Robert L. Weinberg, President (Type or Print Name) Attorney for Petitioner c/o Weinberg and Green Robert W. Cannon, Esquire

332-8816 100 South Charles Street Phone No. Solon 10, Cannon Baltimore, Maryland 21201

City and State Name, address and phone number of legal owner, con tract purchaser or representative to be contacted obert W. Cannon, Esquire

Name 100 South Charles Street Attorney's Telephone No.: 332-8816 Baltimore, Maryland 21201 332-8816

QRDERED By The Zoning Commissioner of Baltimore County, this _____ day 19____, that the subject matter of this petition be advertised, as required by the Zoming Date of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property has posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Robert 106, County Office Building in Towson, Baltimore County, on the _____ day of ____

Zoning Commissioner of Baltimore Cou

CERTIFICATE OF POSTING ZONNIG DEPARTMENT OF BALTIMORE COUNTY

9,2 - 3,19 - 5 P+ 1A District 41/h Africa Henry - Africal Exception - Language Potitioner: Wetstieted Jawish Character at 120th sur Fount Dord Location of Signe Fronth side of Troughandrage avenue at en Post to subject princition

> "DUPLICATE" CERTIFICATE OF PUBLICATION

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

OWINGS MILLS TIMES.

, 1992

PAGE 2

92-309-5PHXA

Since the granting of the Special Exception and the original plan approval, there have been and there are proposed, plan changes on the 42 acres including, but not necessarily limited to:

- a building addition;
- an additional swimming pool;
- proposed road and driveway changes;
- 4. proposed relocated S.W.M. area; and
- one eliminated S.W.M. area.

When the C.R.G. plan is revised in accordance with the departmental requirements and approved by the C.R.G., the changes and details must be included on a red-line zoning hearing plan and submitted to the Zoning Commissioner for review and approval. All changes must be itemized on a cover letter and submitted with the plans. The site specific plan must be submitted for approval well in advance of any expected final zoning approvals (see above) due to the fact that any changes may require another public hearing if not found to be within the

spirit and intent of the original plan and Order. * 11/21- A special hearing and possible special exception would be required to redefine (remove area and possibly add new area) to the community building special exception area granted

Density/Area -- Eliminate the original 42.82 acres granted a Special Exception and the recreational expansion area from the density calculations and density available to be utilized. Note on the plan under the density calculation: "THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERSHIP SHOWN SINCE _____ THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS". Number non-contiguous lots 85, 86, 87 as created by the proposed road and flood plain.

-- Clearly include on the plan print the boundaries of the granted Special Exception with metes and bounds. Also include the acreage in the notes and the acreage of the proposed recreational expansion area on the plan print. Include a scale and dimensioned typical lot including the permitted building area, tract boundary and anticipated dwelling orientation and window setbacks.

The state of the s

(Over)

COUNTY REVIEW GROUP COMMENTS PROJECT NAME: Associated Jewish Charities

CRG DATE: 11/29/90 PRE-CRG DATE: 11/19/90 PAGE 3

WCR:scj

322

92-309-SPHXA

4. Signs -- Provide an engineering scale elevation on the plan of all existing and proposed free-standing signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Section 413.1.e.(1), ~ (B.C.Z.R.) and all zoning sign policies or a zoning variance is required. A 15 sq. ft. single-face or a 7.5 sq. ft. double-face sign is permitted.

5. Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the F.D.P. checklist information being included on the Final Development Plan.

> ucrz W. CARL RICHARDS, JR. Zoning Coordinator

Baltonore County Fire Deportment

Towson. Maryland 21204

92-309-5PHXA

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: William D. Groff, Jr., Executor of the Estate of Franklin L. Price, Jr.

Location: N/S of Gwynnbrook Ave., W of Garrison Forest Rd.

Item No. 92

Gentlemen:

J. Austin Deitz

Zoning Agenda November 13, 1973

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. () 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at

EXCIRDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning

(xxx) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy. Site plans are approved as drawn.

() 7. The Pire Prevention Bureau has no comments at this time.

Reviewer: H Pogri R Mecho A Hoproved: Deputy Chief Proche. Special Inspection Division

Fire Prevention Bureau

Associated's Petitions:

- 1. Three copies of the Petition for Special
- 2. Three copies of the Petition for Special
- 4. Three copies of the property description.
- 5. One copy of the 200-scale aerial

John Alexander would not accept any filing fees for the Petitions since the Site Develop Plan was not included with the

Please let me know how you would like me to proceed with this matter. John Alexander stressed to me that he thought it was important for you to confirm with Carl Richards his advice to you in connection with noting the abandonment of the CRG plan and the preliminary nature of the submission.

MEMORANDUM

Robert W. Cannon

FROM: Karen M. Singe

DATE: December 19, 1991

FILE: 11625.64

0373:12/18/91

RE: Associated - Zoning Petitions

After my meeting on Wednesday, December 18, 1991, with John Alexander from the Baltimore County Office of Zoning, I left with him the following documents in connection with the

- Exception.
- 3. Three copies of the Petition for Zoning Variance (signs).
- photograph.
- 6. One copy of the plat.
- 7. One copy of the zoning map.

-Baltimor County, Mary and DEPARTMENT OF HEALTH-

OWSON, MARYLAND 21204

November 30, 1973

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning

County Office Building Towson, Maryland 21;)4

Preliminary Petition Review

proposed special exception line.

ASSOCIATED JEWISH CHARITIES OF BALTIMORE

Unaddressed Zoning Issues or Incomplete Required Information

No indication of disposition is made of the property outside the

Property owners contiguous to the entire lot are not shown.

By JRA & WCR 2/20/92

JRA:scj

Dear Mr. DiNenna:

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

Property Owner: William D. Groff, Jr., Executor of the Eastate of Franklin L. Price, Jr. Location: N/S Gwynnbrook Ave., W of Garrison Forest Rd. Fresent Zoning: D.R.1

Proposed Zoning: Special Exception for community buildings swimming pool and/or other structural or land use devoted to civic, social, recreation and education. No. Acres: 40 District: 4

Metropolitan water and sewer must be extuded to the site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health. Swimming Pool Comments: Prior to approval, complete plans and specifications of pool and bathhouse must be submitted, showing locations of pool, bathhouse, parking area, location of utilities and method of disposing of backwash(filter).

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

Very truly yours,

HVB: mn& cc: W.L. Phillips K.A. Schmidl

N/S of Gwynnbrook Ave. 1155' W of Garrison Forest Road Petition for Special Exception for a Community Building for Estate of Frank L. Price \$120.00 cost paid. Hearing date set for 1:00 P.M. 1/28/74 Certificate of publication filed Certificate of posting filed Order for the special exception granted by the Zoning Commissioner. Order for the special exception granted Feb. 5, 1974, should be and the same is hereby extended for a period of three (3) years, beginning February 5, 1976 and ending February 5, 1979, by the Zoning Commissioner. S/S of Philadelphia Rd. 1750' NE of Pulaski Highway Petition for Variance for Joseph F. Brieker \$74.50 cost paid. Hearing date set for 10:00 A.M. 1/30/74 Certificate of posting filed

Order for the variance granted by the Deputy Zoning Commissioner.

Certificate of publication filed

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the requirements of Section 502. Fof the Baltimore County Zoning Regulations having been met, a Special Exception for Community Buildings, Swimming Pool and/or other structural or land use devoted to civic, social, recreational, and educational uses; and a Special Exception for a Nursery School, both in a D. A. I Zone, should be granted, day of February 197 ±, that the Special Exception for Community Buildings, Swimming Pool and/or other structural or land use devoted to civic, social, recreational, and educational uses; and a Special Exception for a Nursery jehool, bom ... a D.R.1 Zone, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, the Office of Planning and Zoning, the Baltimore County Health Department, and the Battimore County Fire Department. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE IT IS ORDERED by the Zoning Commissioner of Baltimore County, this.....day of_____, 197 __, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a_____zone; and/or the Special Exception for_____ be and the same is hereby DENIED.

> ______ Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 20, 1093

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

Re: Itom 92 Property Owner: William D. Groff, Jr., Executor of the Estate of Franklin L. Location: N/S of Gwynnbrook Ave, W. of Carrison Forest Rd. Present Zoning: D.R. 1 Froposed Zoning: Special exception for community buildings, swimming pool, and or

land use devoted to civic, social, recreational and educational

No. Acres:

Dear Mr. DiNenna:

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

MAGINO MI BOTTARIO

THE STREET STREET

A CAPPACAGE STATE

WEINBERG AND GREEN

ATTORNEYS AT LAW

100 SOUTH CHARLES STREET

BALTIMORE, MARYLAND 21201-2773

WASHINGTON AREA 470 7400

FACSIMILES

MIC! + IP BHEIS

March 18, 1992

Re: The Associated: Jewish Charities and Welfare

As per your Preliminary Petition Review dated

February 20, 1992 in connection with the above-captioned matter, enclosed please find four (4) copies of the Survey Plat which

indicates the ownership of the property contiguous to the The

Associated's property. Your Preliminary Petition Review also

Richards, it was concluded that it would not be necessary to

noted that no indication was made of the of disposition of the property outside the proposed special exception line. It is my understanding that in discussions which took place with Carl

Federation of Baltimore - Item No. 322

92-309-SPHXA

(410) 332 8862

العجور مرفات إراعها أربحها والجويب

CUMBIA MARY, AND 21044-3506

(410 740 8500

WELLER OF DISCUSSION WHERE

Baltimore County Zoning Office

County Office Building

111 W. Chesapeake Avenue

Towson, Maryland 21204

(410) 332-8816

Dear John:

Enclosures

W. Nick Petrovick Field Representative

Very truly yours,

COLLINGER CONTENT, 92-309-SPWA

SHOW ON SITE TRANS

HOLEVICUS Commonucal Hermites W/IN LAST G WAS, (IT NONE, SAY so on tian).

- C'RG NUMBEN.

- S-LOWER ADDRESS OF FACILITY

- Professor Rennes EN-INY WIDERINGS From Proposition Therand Her SHOWED The Jeleun (Thomas of Kosilkawani)

- USES TOWN EACHEXIST SPACE PORTION

- INTAGEROMEN ST SANGE.

- DIE NO - A DAMERO TOR STEC. Commencing Use 12 12 Veg. Zeno

- CHARLENT CTT STREET PROLETIE CALCE. ANG KERLINED

- ZOWING HAP (RCD STORD SHOW EAT CLIC TUCKERY.

W/ owlline or Therence, * ALL Experie & Thorners Sincery

ON THE SUTE 6.23 OF CONTERCE CAN WE AMERICAN 10.31 CAU TO ROST CALLY ATTE TO GET PEUS NO CHECK LO

PICKED WAR TO MERCE 1-6-91 CALLED ALLER COLLEGE STORMER. 11 129 CAR TO PLAY MURSHA WIR TO RESIDENCE AGAIN

D.S. THALER & ASSOCIATES, INC. 23-335 7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21207 (410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

November 10, 1992

Baltimore County, Maryland Office of Zoning Administration and Development Management County Office Building 111 West Chesapeake Avenue Room 109 Towson, Maryland 21204

ATTN: Mr. Arnold Jablon, Esquire Director

> RE: The Associated: The Jewish Community Federation of Baltimore Zoning Case No. 92-309-SPHXA

Dear Mr. Jablon:

In accordance with the referenced zoning hearing, please find enclosed with this letter a "red-lined" copy of Petitioner's Exhibit No. 1. As previously agreed, we are providing this information for purposes of updating your files.

Plans are currently being completed for an addition to the existing facilities of the Jewish Community Center in Owings Mills. The Special Exceptions as granted allows for future expansions. Therefore, in order to help the Zoning Office maintain an up-to-date record, the Petitioner is providing information regarding specific changes as it becomes available.

Thank you for your consideration.

Should you have any question, please do not hesitate to contact our office.

Very truly yours, / D.S. THALER & ASSOCIATES, INC. Alan E. Scoll, R.L.A.

cc: David S. Thaler, P.E., L.S. Robert W. Cannon, Esquire Bruce Eisen Joseph Meyerhoff, II M. Ronald Lipman, MAI

Howard Dawkin

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

PETITIONERS

ASSOC. JEW 154 CHARITIES 3/27/92

SIGN-IN SHEET

THUIDS THALER JEFE ROUSS WILLIAM BERNSTEIN

BRUCE S. HOFFBERGER

ROBERT 10 CARREN

7115 AMBASSADOR RD BALTMD, 21207 901 and Run Red Parkistonin 2-1136 3 HOLLY COURT. OWINGS MILLS MO 211/7-JASI CLOVE TERRACE, BRITINORE MD

166 SOUTH CHARLES ST

7690/800 p.552

1706 GODENON FOREST RD.

Jign Varz.

D 20

モン: (NOLLOSS) FOREST BIFFER PAREL'B') 91 DRI= 91 P.J. MLEV.E. M PROFIL A PEACENED FIX

FUTURE DEVELOPMENT = 25.7 X = PARCEL'C' EX PECEPTION + FUNDELE EXPLICATION . 15 GAC= 1527726±

USE AREA MAP

EX. DWL

92-309-SPHXA

D.S. THALER & ASSOCIATES, INC./

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244

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

RE: The Associated: The Jewish

and 93-170-A

Please find enclosed with this letter two "red-lined" exhibits

previously prepared for submission in the referenced zoning cases.

We have annotated these plans in red to indicate a proposed

addition to the educational wing of the Jewish Community Center.

This addition is a 24 x 60 building which would enclose two

additional classroom spaces to allow the expansion of the current

nursery school program. This building would be joined by a canopy

to an existing exterior at-grade entrance to provide protection

previously prepared to update the earlier Special Exception Plat

that was provided in Zoning Case No. 74-157-X; and to seek the

Zoning Commissioner's approval for additional future expansions as

shown in the shaded areas on the Plan. Please note that the proposed addition falls within the shaded area intended to indicate

the intended future expansion of the educational wing of the

Accompany Variance Request" was prepared for Zoning Case No. 93-

170-A to permit the proposed addition of a theater to the existing

facility, without the construction of additional parking. In that

Case, Zoning Commissioner Schmidt found that the on-site parking was clearly adequate for the use and that "no adverse impact to the

health, safety and/or general welfare of the public would result

from the granting of the Variance." The proposed classrooms would

probably require an additional three or four parking spaces under

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

The other plan, entitled "Development Plan and Exhibit to

The plan entitled "Plat to Accompany Special Hearing" was

from the elements in accessing the new building.

Community Federation of Baltimore

Zoning Case Nos. 92-309-SPHXA

Baltimore County Government

111 West Chesapeake Avenue

Towson, Maryland 21204

Dear Mr. Jablon:

GAPPISON FOREST ROOD

23.72

BECELLO 1369 AUI

PERERVED FOR

TUPE DEVELOPMENT

Office of Zoning Administration

ATTN: Arnold L. Jablon, Director

and Development Management

See DRC 3/28

cleanly show doesity live - (area outside of existing + purp. S.E. boundaries) + acreage avoidable for future resularial decelopmit.

7. More that the area of # S.E. use will not be usel to support any residential de-elopment.

12005 Huntingtweed Dr. Owings Mills, MD 21117 March 17, 1992

Mr. Lawrence Schmidt Zoning Commissioner Towson, MD 21204

appreciate your attention to this matter.

(Mrs.) Sharon Klawansky



400 Washington Avenue #113

Dear Mr. Schmidt:

As a resident of your district and a member of the Timber Valley Neighborhood Association, I would like you to know that my husband and I are very opposed to the application for zoning change made by the Jewish Family Services. The location in question runs along Garrison Forest Blvd.

The Association is requesting a very drastic change, without having any specific plan for its use. We neighbors are in fear of a dramatic change which would affect us in a grossly negative fashion.

Please consider not granting their request we at least until further information is given to us. We sincerely

Sincerely,

indicate such disposition as it was outside of the boundary of the requested Special Exception/Hearing area. If you have any questions about the enclosed or require any additional information, please contact me. Please see that this letter and the enclosures become part of the Zoning Commissioner's file. very truly yours, BELVED

ZONING COMMISSIONER

RECEIVED MAR 2 5 1992

ZOWING OFFICE

FREDERICK MARYLAND 21701 5512

.30i) 695 **920**0

FILE NUMBER

11625.64

MAR 2 4 1992

CERTIFICATE OF PUBLICATION

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 weeks, the first publication appearing on March 5, 19 92

THE JEFFERSONIAN,

111 West Chesapeake Ave

Section 1985 to the Alberta State of the Section 1985 to the Secti Commence of the second second

The second of the second of the second 994044**00**36476966 THE PROPERTY OF THE PROPERTY O

Please Make Checks Payable To: Baltimore County Cashier Validation

Bultimore Coun Zoning Commisioner County Office Building 111 West Chesapeake Avenu Towson, Maryland 21204

- 1480H 19, 1931

Account: R-001-6150

19200314

tq!eeen

-830 PASTING AND JOYERTISING

associated Jewich Chartities

Please Make Checks Payable To: Baltimore County

92-307-SPHXH

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: September 17, 1992

Mr. Wirth / SWM (2) Mr. Powell / EIRD

Mr. Seeley / W&S Mr. Rascoe / ZADM (2) Mr. Richards / Zoning Mr. Bowling / DED (2)

Mr. Famili / Traffic Mr. Weiss / Sanitation Mr. Beaumont / Land Acquisition

Ms. Lutz / House Numbers Capt. Pfeifer/ Fire Department Mr. Kincer / Recreation & Parks

Ms. Blank / SHA Mr. McDaniel/Strategic Planning/Development Review (3)

Susan Wimbley Bureau of Public Services

SUBJECT: Project Name: Jewish Comm. Ctr. Cultural Arts District: 4c3 70: 16L 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.

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

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 390 feet). State the proposed building height.

JEWISH COMMUNITY CENTER CULTURAL ARTS

92-243-2

 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 #92-343-2 and written correspondence or revised plans must be accompanied by a copy of these comments.

> JOHN I. LÉWIS Planner II

> > The second secon

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 untilcompliance is confirmed.

John L. Lewis, Planner II

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

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

cc: same as above

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

Please be advised that \$196.89 is due for advertising and posting of the above captioned

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER

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

SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

111 West Chesapeake Avenue

DATE: 3/9/92

c/o Robert W. Cannon, Esq.

100 South Charles Street

Baltimore, Maryland 21202

CASE NUMBER: 92-309-SPHXA

Dear Petitioner(s):

Weinberg and Green

Associated Jewish Charities of Baltimore

N/S Gwynnbrook Avenue, 1155' W of Garrison Forest

Petitioner(s): Associated Jewish Charities of Baltimore

your Order, immediate attention to this matter is suggested.

4th Election District - 3rd Councilmanic

Towson, MD 2120+

(410) 887-3353

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:

NOTICE OF HEARING

Baltimore County Government

Office of Zoning Administration

and Development Management

Office of Planning & Zoning

(410) 887-3353

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.

Speical Hearing for an amendment to the Special Exception granted in Case #74-157-X 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 uses and a nursery school by modifying the boundaries of the Special Exception granted in case #74-157-X; 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

Zoning Commissioner of Baltimore County

111 West Chesapeake Avenue

FEBRUARY 26, 1992

Towson, MD 21204

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



BALTIMORE COUNTY, MARYLAND

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

PROJECT NAME: Associated Jewish Charities

SUBJECT: COUNTY REVIEW GROUP COMMENTS

LOCATION: NW/cor Garrison Forest Road

and Gwynnbrook Avenue

FROM: ZONING OFFICE

DISTRICT: 4c3

HEARING REQUESTS".

REV.: 11/21/90 REV.:

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED (O) NON-COMPLIANCE IS CIRCLED (BA) 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

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-/57×)

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.

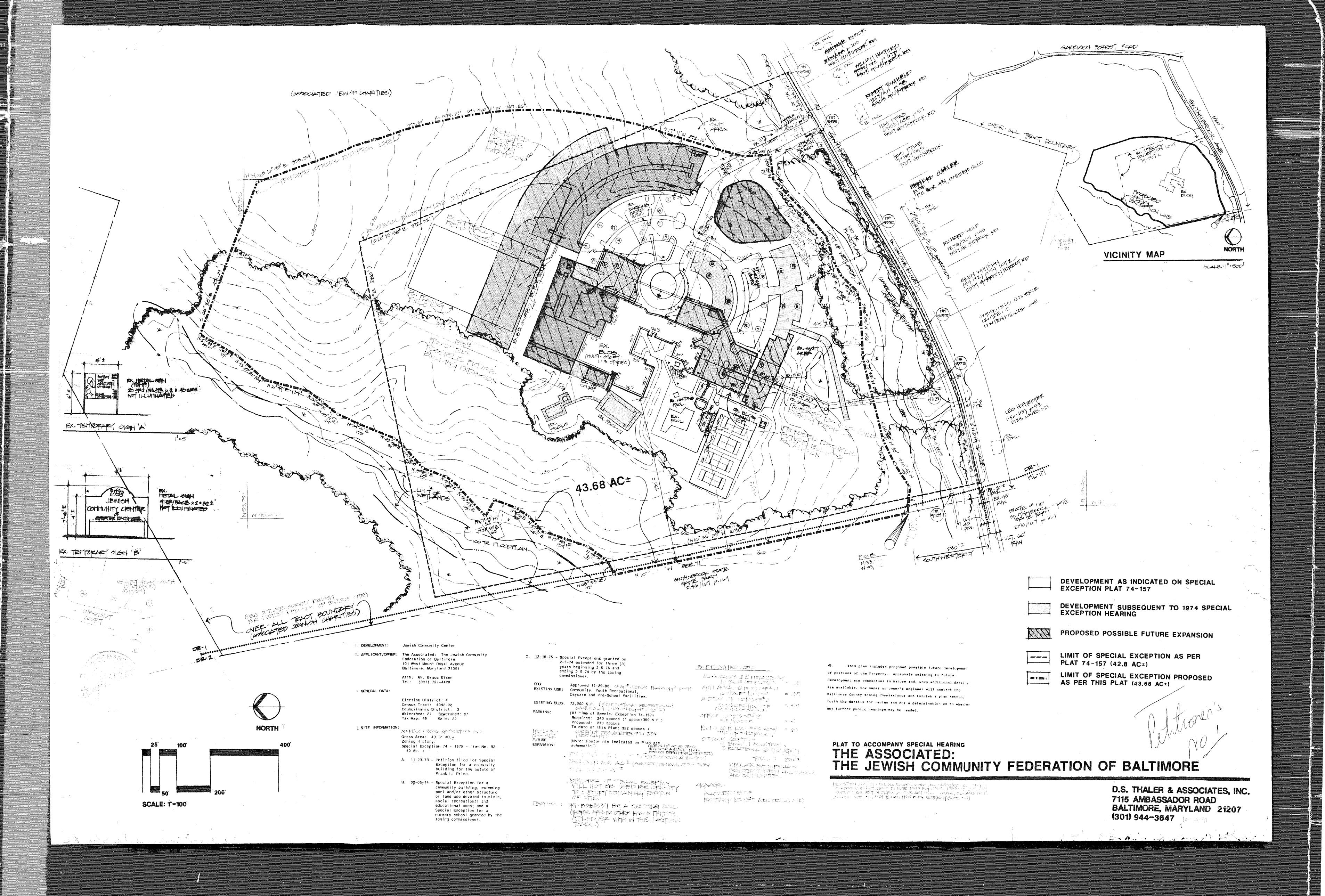
(Over)

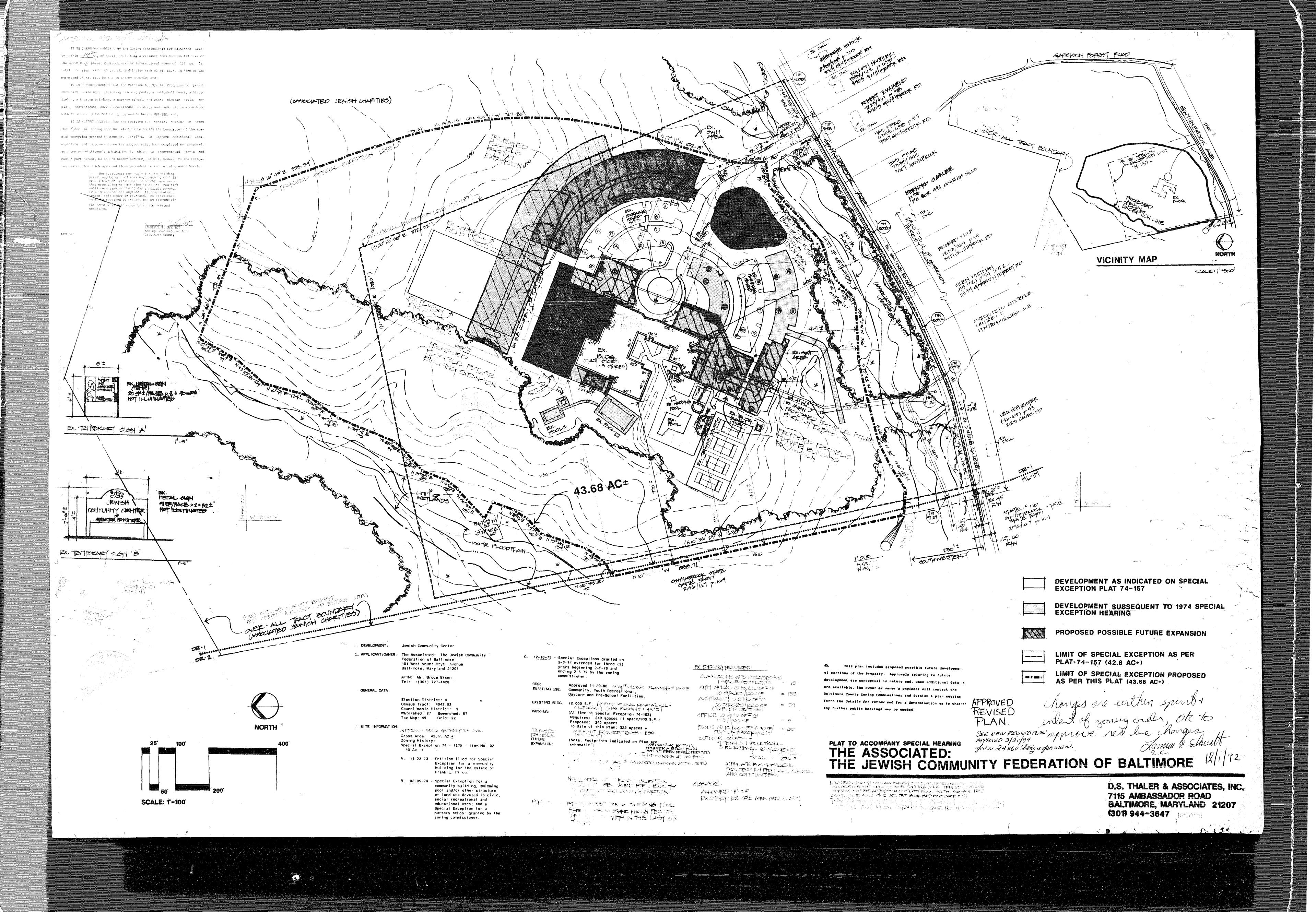


D.S. THALER & ASSOCIATES, INC. 7115 AMBASSADOR ROAD BALTIMORE, MARYLAND 21207 (301) 944-3647

5-23-91







City 1

GENERAL NOTES

1. Total Area of Property Equals 188.1 Acrest
2. Area of Property Requesting "Special Exception" Equals 40.0 Acrest
3. Existing Zoning of Property "DR 1".
4. Existing Use of Property "DR 1".
5. Proposed Zoning of Property "DR 1 "OR1 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 (Norsery School & Indoor Chypromis)
F. Nature Trails.
G. Day Camp.
B. Off-streat Farking Data.
A. Area of Building Equals 0/100 "Ft.
B. Re used Forking Equals 0/100 "Ft.

Wort of The part Property.

10. Existing 24 Societary Sewer (Oxino Fine Intersection) Located

2375 ± West of Subject Property.

11. A Private Well & Septic System Will Be interest Upould Public

Drivens Not 102 Residily Avisionic

PLAT TO ACCOMPANY PETITION

Special Exception FOR PORTION of PROPERTY
VICINITY

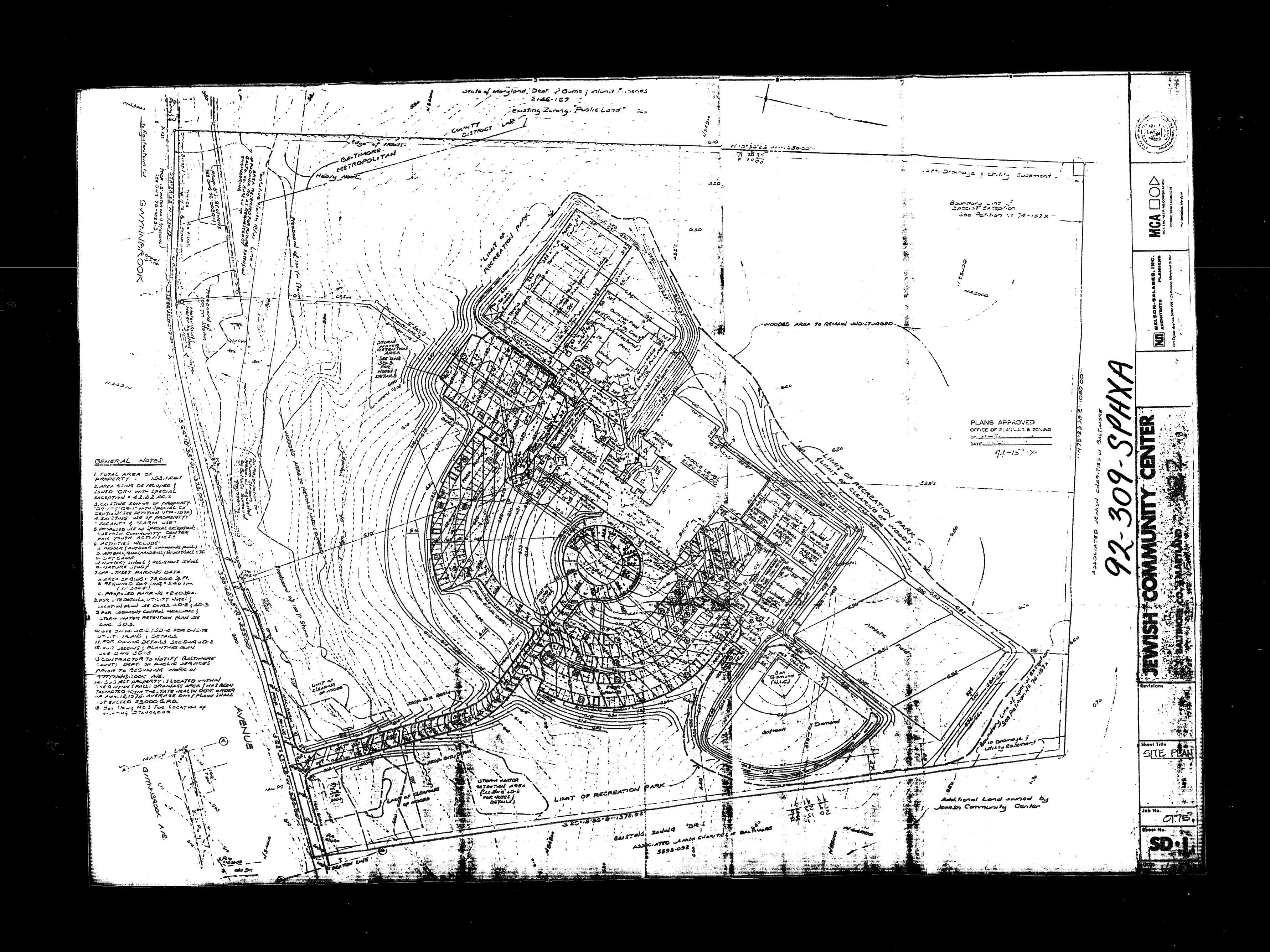
Garrison Ferest Rd. & Gwynnbrook Avenue Election District 4 Baltimore Co., Md. Scale: 1"=100" October 30, 1973 Portional January 16, 1972

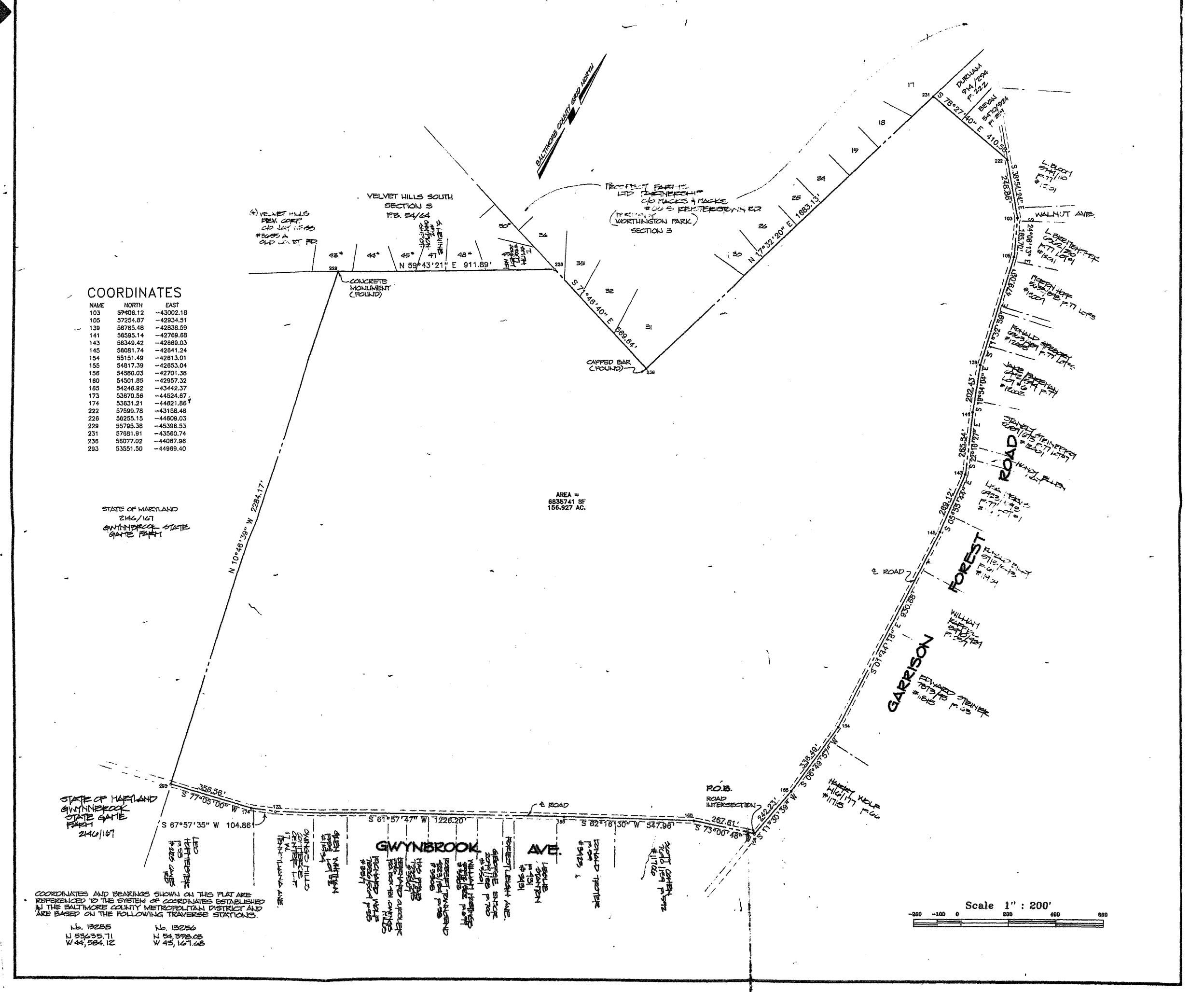
92-309-SPHXA

322

EXISTING ZONING "PUBLIC LAND"

MCA DO DE MATE, OHILO & AMERICA DE COMPULTIFICA DE COMPULTIFICA DE COMPULTIFICA DE COMPULTIFICA DE COMPUNITA DE COMPUNITA





bearings hereby referenced to the Baltimore County Metropolitan District Grid Meridian, the following five (5) courses and distances:

- 1. South 73°00'48" West 267.61 feet to a point; thence, 2. South 62° 16'30'' West 547.96 feet to a point; thence, 3. South 61°57'47" West 1226.20 feet to a point; thence,
- 4. South 67°57'35" West 104.86 feet to a point; thence, 5. South 77°05'00" West 356.56 feet to a point; thence, leaving said road:
- 6. North 10° 46'39" West 2284.17 feet to a concrete monument (found); thence,
- 7. North 59° 43'21" East 911.89 feet to a point; thence, 8. South 71° 46'40" East 569.64 feet to a capped pin
- (found); thence, 9. North 17°32'20" East 1683.13 feet to a point; thence,
- 10. South 78°27'40" East 410.56 feet to a point in the centerline of Garrison Forest Road; thence, running with and binding upon the centerline of said road the the following nine (9) courses and distances:
- 11. South 38° 54'24" East 248.86 feet to a point; thence, 12. South 24°06'13" East 165.70 feet to a point; thence,
- 13. South 11°32'59" East 479.09 feet to a point; thence,
- 14. South 19 54'04" East 202.43 feet to a point; thence,
- 15. South 22°16'27" East 265.54 feet to a point; thence, 16. South 05°55'44" East 269.12 feet to a point; thence,
- 17. South 01°44'16" East 930.68 feet to a point; thence,
- 18. South 05°49'57" West 336.49 feet to a point; thence,
- 19. South 11° 30'39" West 242.24 feet to the point of beginning.
- Containing 156.927 acres of land, more or less. Under and subject to items of record.

ASSOCIATED JEWISH CHARITIES

OF BALTIMORE PROPERTY

4TH ELECTION DISTRICT BALTIMORE COUNTY **OUTLINE SURVEY PLAT**

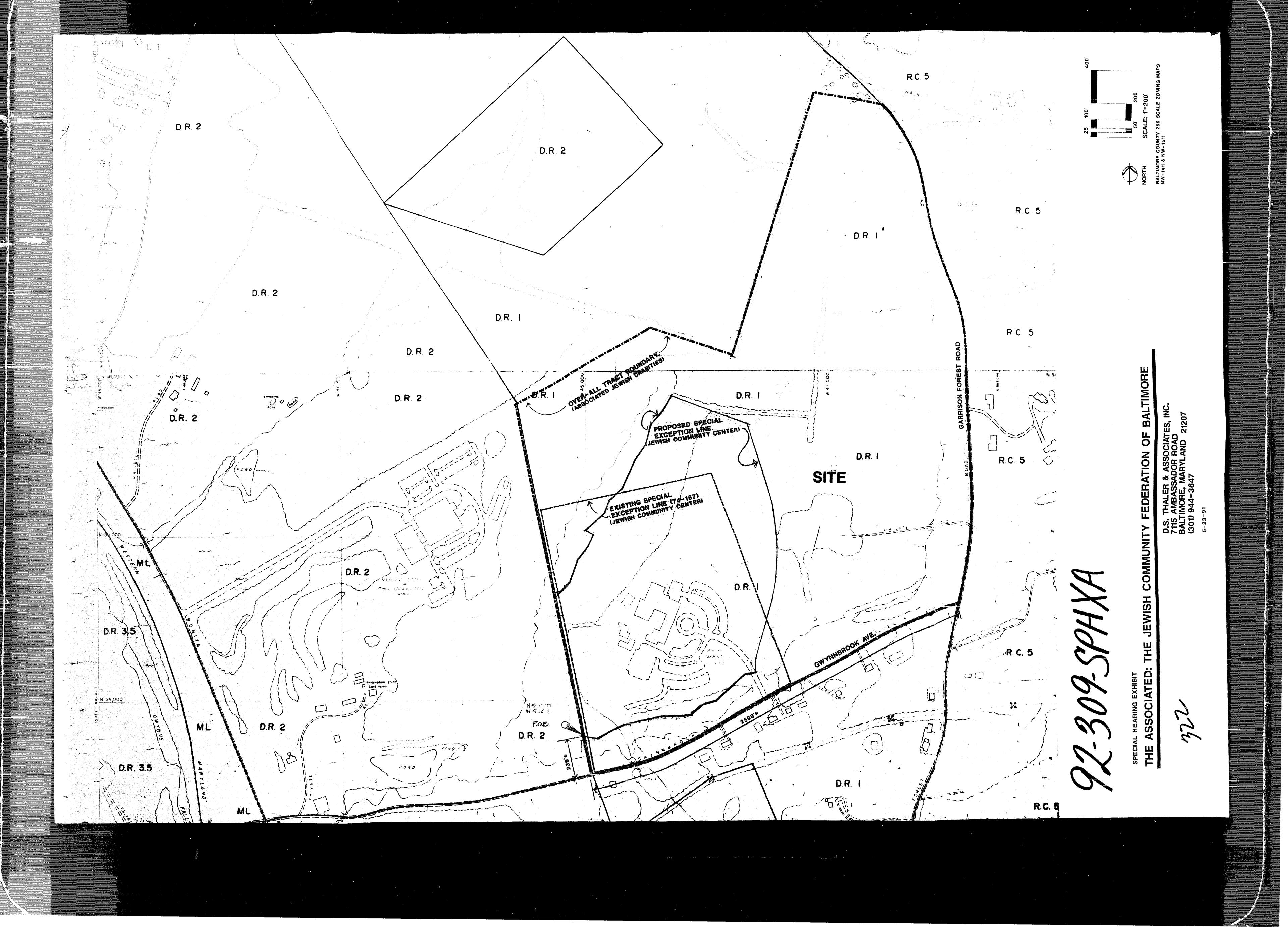
SURVEYORS CERTIFICATE

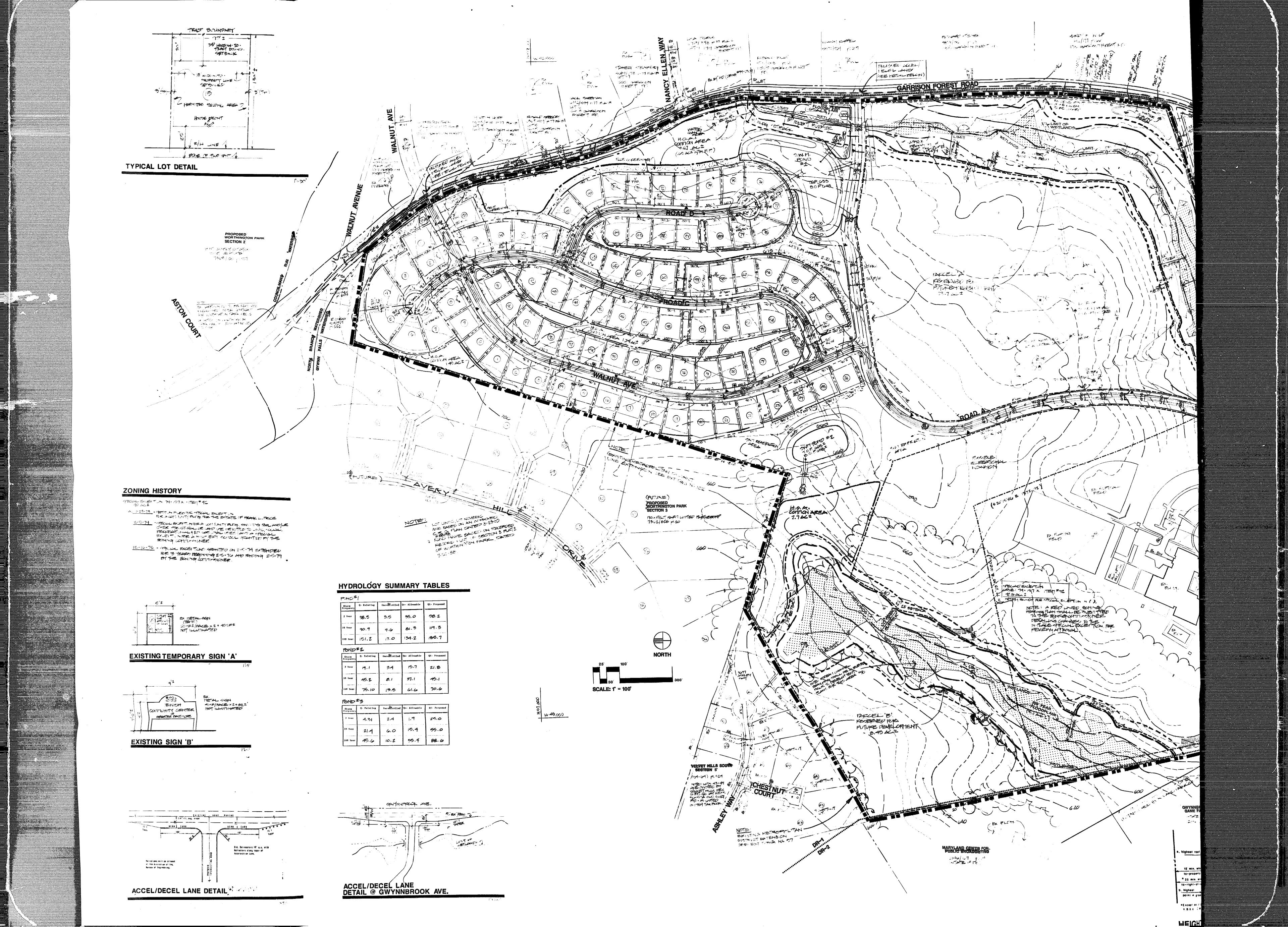
I, BERNARD F. LINSENMETER III, MARYLAND REGISTERED PROPERTY LINE SURVEYOR NUMBER 503, DO HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS AN ACTUAL FIELD SURVEY MADE UPON THE GROUND AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN HEREON 15 CORRECT.

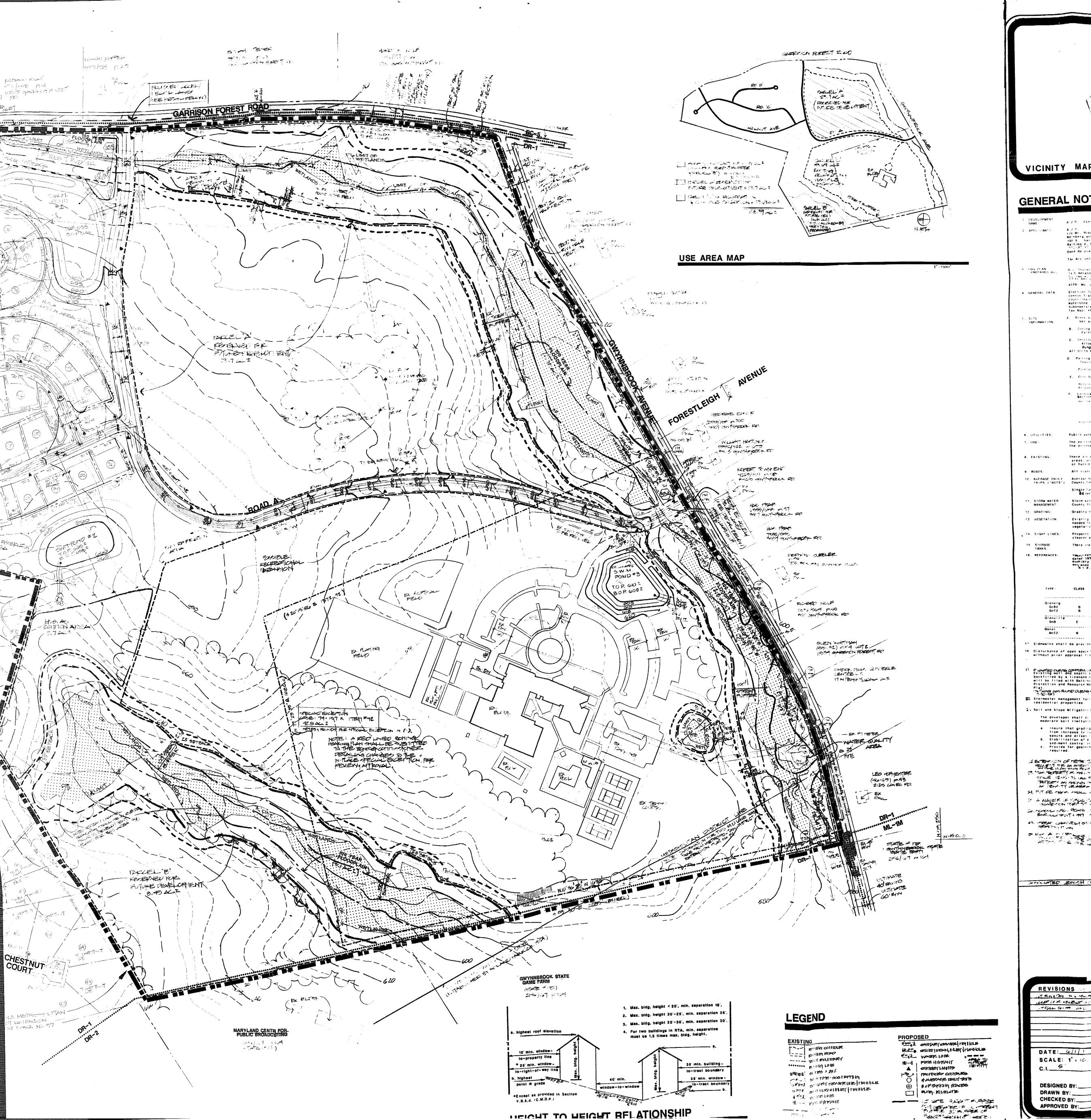
BERNARD F. LINSENMEYER III

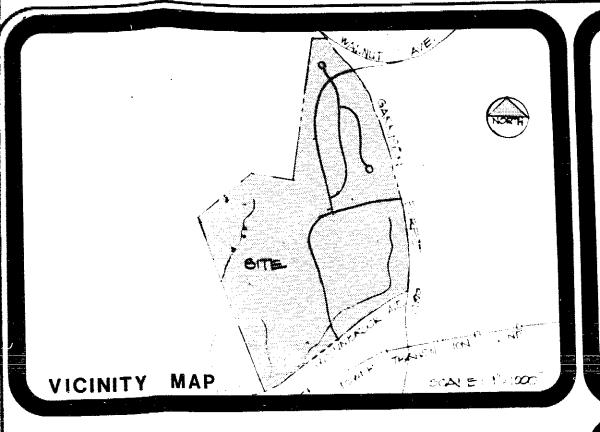
EXHIBIT TO ACCOMPANY SPECIAL HEARING

THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION OF BALTIMOR









GENERAL NOTES A.J.C. :Associated Jewish Charities) A.J.C. c/c Mr. Robert Weinberg, Esquire Weinberg and Green 100 S. harles Street Baltimore, Maryland 21201 Amil 67 33 THE REPORT OF THE 体+可作用E, TE 1221 Deed Rejerences: 5593/92 Tai Acciunt: 0416075025 D.3. Thyler & Associates, Inc. 74.5 Amhassador Road Tilimore, Maryland 21207 [3 r) 945-2247 ATTN: Ms. stacey McArthur, R.L.A. Census Tract: 4042.02 Councilmanic District: 3 Watershed 27 Subsewersted 67 Tax Map: 49 Grid: 22 B. Zoning Existing Zoning: DR-1 & 1연원 책 Ac. + C. Density Calculations:

Allowable = DA-1 & Child House, The Confidence of the Conf D. Parking
Beguired: 2 Spaces/owelling

Parking Proposed: 2 spaces/dwellings E. Open Space: Regaired: N/A Pempased: N/A1 AC+H,O.A. COMMON AREA

F. Landscape pinvising as specified in the Balfimore County Landscape Manual.

Section 1%, (andscape Standards and Criteria.

Decision 1%, (andscape Standards and Criteria.

Decision 1% of the standards and Criteria.

Decision 1% of the section o Public water and sewer will be provided.

The existing use is recreational and agricultural. The proposed use is residential and recreational. There are re-known historic buildings, critical areas, arctanulogical sites, endangered species, or hazardis materials on this site.

10. AVERAGE DAILY — Average daily trips as calculated from the Baltimore Single Camity Dwettings 84 dwet ings = 12.5/dwetting = 1080 ADTS Storm water management will conform to Baltimore Grading shown is schematic only.

> Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation rousists of woods, row crops and tawn. Proposed signs lines are shown on Plan and will be cleared and graded to ensure unobstructed sight. There are no known underground storage tanks on site. Topurplaphy is from Baltimore County Topography Survey dated 1953. Bowniary plotted from Deed (5593/92) Weylands Defineated by: - On E. Narms, Jr., and Associates, Inc. (April 1990)

STREETS & PARKING LOTS: Moderate (Slope)

17. Sidewalks shall be provided on all public roads,

19. Disturbance of open space beyond the limits shown shall not be allowed without prior approval from the Department of Recreation and Parks.

Existing we'll and septic shall be field focated, removed and backfilled by a licensed contractor. We'll abandonment report will be filed with Baltimate County Department of Environmental Protection and Resource Management prior to approval of Record Plat THE WEBUND DENG FIRED SHOP WEBLE SEELET BOLTO CO. 20. Stormwater management facility shall be screened from adjacent residential properties

24 Soil and Slope Mitigation Measures: The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or steep slopes occur: a. Insure that grading plans consider protection of these areas from increase in tun-off. This will include draining roof down spouts and drives into storm drains.
 b. Stabilization of disturbed areas in accordance with approved continent section.

sediment control practices.
C. Provide for geotechnical assistance with on-site inspectors as

2 EXTENSION OF HETEL CLICAN CHETECT LINE WAS AFFICED FRONT 1-27-10.

EXPECT FOR AN AMENICATION THE MATTER WATER CENTRAGE NAME HAS REEN AFFROM

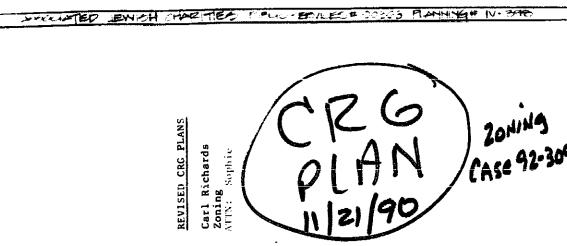
THE PROPERTY AS ARE NOW THE RAN HAS BEEN HELD INTACT BY THE OWNERSHIP CHOWN

CINCE 12-10-76 IAL CONDITION HAP). HO HAS IN PAPE OF THE CHROSS AFEA OF THE

PROFESSY AS OKUMN IN THE PLAN HAS EVERY BEEN MILLEST RECORDED OR REPRESENTED

AS TEN TY OR ARRAN TO CONDICT ANY OFF-SITE OWNELL MAD." A FITTE HAVE MALL ENTERT WATER BCZ. R. JAHLE TOWN TO TOLLIES.

TO A WAIVER OF THE CONTERTY MILL BE REWESTED THE HIFTENETHENT'S TO CONTENT TO SOMEWEN THE STATE OF THE STATE ENFOLMENT: 47 TEND YELD: SO ELEN & MITTLE: HIGH CENCOL. STATES CHANGELY STONG HEADY WHALL SE HELD SUPLED TRUE TO FITT



REVISIONS AND AND PROPERTY	10 WELLTEELTEN DANSPECL
HE BUILDY WHO WHENE BY THE TOP	PROBLEMENTON ROUTERY EX SIGN
was in the general of the first own will	EN C'N IN WHALT TED A MADE OF AD F
THE FIRE ME ME MALE ME	THE THE TELEVISION OF THE WALL TO
DATE: 6/1/!	
SCALE: 1" = 100	
C.I. 5	1 monthly C
C.1	
	Start Production

PROJECT No. 104.

SHEET No. ____