PDM TRANSMITTAL

(fka ZADM)

DATE: 6/21/95

887-3335

TO: / / DPR _____

/ / ZADM _____

/ / SCD _____

X ZONING _____

/ / DEPRM _____

FR: DDP (Please initial.)

Re: Project Name: BROOKSTONE / / Project **Not** Managed

Project Manager: JOE MARANTO PDM No. _____

Type of Plan: FDP (1st AM) / / Preliminary / / Final X Signature

Team Leader: _____

Engineer D. S. TNALER Tele # 944-3647

PHASE II ROUTING SLIP: (Manager required)

Scheduled submission date: (see Project Chart) _____

Scheduled completion date: (see Project Chart) _____

/ / Approved

/ / Approved with comments **ACTION TAKEN**

/ / Returned for revision **BY REVIEWER**

/X/ Disapproved — NOTE UNDER FIRST AMENDMENT NOTE THAT NO SALES OF UNITS WITHIN 300 FT. OF ANY PROPOSED CHANGES HAS OCCURRED.

PDM. DEV. CONTROL — Agency

J. P. Lewis. — Reviewer's Name

6/23/95 — Date

RETURN TO: PDM - Room 123 COUNTY OFFICE BUILDING

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 23, 1995

CASE #92-497-SPHA
(supplemental)

Charles N. Bay
Vice President & Development Manager
Summit Partners Limited Partnership
The Bozzuto Group
6401 Golden Triangle Drive
Suite 200
Greenbelt, MD 20770-3203

RE: Zoning Determination for
Compatibility Compliance
Brookstone Final Development Plan
(FKA Liberty Jewish Center and
Summit Park Condos)
Zoning Cases #94-476-SPHA and
#92-497-SPHA
3rd Election District

Dear Mr. Bay:

This letter responds to your request, dated January 12, 1995, for a zoning determination as to whether 3 additional garages may be constructed on the above referenced site.

The Baltimore County zoning staff has determined that the proposed construction of 3 additional accessory detached garages, as shown on the provided plan, would be within the spirit and intent of the order in zoning case #94-476-SPHA. This approval is subject to the conditions that 2 copies of a red-lined approved zoning public hearing plan from the previously referenced case showing and listing the changes must be provided (with a copy of this response) for inclusion in the zoning records. This must be accompanied by a signed statement in support of the changes from an authorized representative of the Greengate Community Association.

In addition to the above, the zoning Final Development Plan (FDP) must be amended per Section 1B01.3.A.7 of the Baltimore County Zoning Regulations (BCZR) which, along with the usual amendment requirements, must contain a list documenting and dating all changes since the original public hearing approval plan.

Printed with Soybean Ink
on Recycled Paper

Your proposal has been returned to Mr. Rascoe for inclusion in the Development Review Committee (DRC) agenda for determination of the development plan change status.

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 regarding the above information, please do not hesitate to contact me at 887-3391). If you have any questions regarding the DRC, please contact Donald Rascoe at 887-3353.

Very truly yours,

John L. Lewis
Planner II

JLL:scj

cc: Donald T. Rascoe

THE BOZZUTO GROUP

6401 Golden Triangle Drive · Suite 200 · Greenbelt, Maryland 20770-3203 · Phone: 301-220-0100 · Fax: 301-220-3738

1166-95
1/13/95
JLL 1/18/95
S+I
@ cashier
Liberty Jewish Cnt
Summit Park
#92-497-SPHA
#94-476-SPH

January 12, 1995

Mr. Arnold Jablon
Director, ZADM
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Attn: Mr. Donald Rascoe
Development Manager

RE: ~~BROOK~~STONE CONDOMINIUMS

Dear Mr. Rascoe:

I would like to request your office conduct a zoning compliance review of the above-referenced property. On July 14, 1994 we were granted by the Deputy Zoning Commission permission to build detached garages on the site. We would like a determination as to whether additional garages in similar locations and conditions meet the spirit and intent of the existing order. I have enclosed for your reference the record plat showing approved and proposed garage structures.

The property is located in the 3rd Election District of Baltimore County. More specifically, it is bounded by Sugarcone Road to the east, Jolly Road to the north, Rockland Hills Road to the west, and Old Pimlico Road to the south.

Your personal attention to this matter would be greatly appreciated. If you have any questions, do not hesitate to call.

Sincerely,

SUMMIT PARTNERS LIMITED PARTNERSHIP
By: Summit Bozzuto Limited Partnership, General Partner
By: BA Summit Investment Company, General Partner

Charles N. Bay
Vice President
& Development Manager

/raw

RECEIVED
JAN 13 1995
ZADM

BEFORE THE COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

IN RE: *

PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE * Case No. 92-497-SPHA

NORTHWEST CORNER OF ROCKLAND HILLS DRIVE AND OLD PIMLICO ROAD INTERSECTION (7000 ROCKLAND HILLS DRIVE) THIRD ELECTION DISTRICT, SECOND COUNCILMANIC DISTRICT *

RMS NOMINEE, INC. FOR ANSHE EMUNAH-AITZ CHAIM TIFERETH ISRAEL CONGREGATION, INC. t/a LIBERTY JEWISH CENTER *

Petitioner. *

* *

OPINION AND ORDER

People's Counsel noted an appeal from the affirmative decision of the Deputy Zoning Commissioner of Baltimore County, dated August 19, 1992, in the above-captioned matter. The appeal was heard before the County Board of Appeals on February 9, 1993. RMS Nominee, Inc., As Nominee for Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, Inc., trading as Liberty Jewish Center ("LJC"), was represented by its attorneys, Ann Clary Gordon, Joel I. Sher and Shapiro and Olander, P.A. David S. Thaler was present as LJC's expert. No other protestants or interested parties appeared. Testimony was reviewed and the parties have agreed that relief shall be granted in accordance with the findings of the Zoning Commissioner as modified and clarified hereinbelow:

Accordingly, it is this 18th day of February, 1993; ORDERED by the Baltimore County Board of Appeals:

1. That the special exception granted in prior case 74-265-X for country club use of the property which is the subject of these petitions, be removed;

2. That the existing religious building and its parking complies to the extent possible with the Residential Transition Area ("RTA") requirements and is compatible with the character and general welfare of the surrounding community, pursuant to Section 1B01.1.B.1.c.6 of the Baltimore County Zoning Regulations ("BCZR");

3. That relief from Section 409.4 of the BCZR be granted to permit direct access from certain off-street parking spaces to vehicular travelways, all as more particularly described in LJC's Exhibit 1; namely, the Plan labelled "Plat to Accompany Variance and Special Hearing", prepared by D.S. Thaler & Associates, Inc. and approved by the County Review Group on December 3, 1992 (the "Plan");

4. That the density, development and use reflected on the Plan be granted, subject only to compliance with the following conditions:

a. That the maximum height of the new residential buildings to be constructed within the RTA shall not exceed 35 feet;

b. That the zoning use line shown on the Plan shall become the lot line (i.e., ownership line) for the Synagogue site (consisting of approximately 2.67 acres, more or less), but subject nevertheless to the Synagogue's right to use the existing parking lot in the area shown on the Plan as the "Special Hearing

Area" consisting of approximately .95 acres, more or less (the "auxiliary parking area") on a non-exclusive easement basis, together with, if necessary from time to time, the occupants of the residences to be constructed;

c. That said auxiliary parking area will remain as is without fencing so that access to, and use of, such auxiliary parking area is readily available from the Synagogue site.

It is further found that the density calculation (that is, 74 condominium units) and other matters required to effectuate the Plan complies with Bill No. 2-92 in that the Plan and density reflected thereon complies with zoning regulations in effect at the time of filing of the Plan (i.e., January 31, 1992).

William T. Hackett
William T. Hackett, Chairman

Harry Buchheister
Harry Buchheister

S. Diane Levero
S. Diane Levero

06ms5297.ast
44159 001:02

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - NW/S Rockland Hills Drive and Old Pimlico Road (7000 Rockland Hills Drive) 3rd Election District 2nd Councilmanic District * BEFORE THE * DEPUTY ZONING COMMISSIONER * OF BALTIMORE COUNTY * Case No. 92-497-SPHA

RMS Nominee, Inc. for Anshe Emunah-Aitz Chaim Tifereth Israel Congregation - Petitioner *

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owners of the subject property, RMS Nominee, Inc. as nominee for Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, by and through their attorney, Ann Clary Gordon, Esquire, in which the Petitioner requests approval of the following: a) that land not dedicated to a particular use can be available for density purposes on a mixed use site; (b) that the existing church/synagogue and its parking complies to the extent possible with Residential Transition Area (RTA) requirements and is comptabile with the character and general welfare of the surrounding community, pursuant to Section 1B01.1.B.1.c.6 of the Baltimore County Zoning Regulations (B.C.Z.R.); and (c) the removal of the special exception relief granted in prior Case 74-265-X for a country club use. The Petitioner also requests relief from Section 409.4 of the B.C.Z.R. to permit direct access from certain offstreet parking spaces to vehicular travelways, all as more particularly described on Petitioner's Exhibit 1.

Appearing on behalf of the Petitioner were Shirley Feldstein, President of the Synagogue, Ann Clary Gordon, Esquire, David S. Thaler

ORDER RECEIVED FOR FILING
Date 2/19/92
By

with D. S Thaler & Associates, Inc., and Harvey Goldstein. There were no Protestants.

Testimony indicated that the subject property, known as 7000 Rockland Hills Drive, consists of a net area of 10.00 acres, more or less, split zoned D.R. 2 and D.R. 16 and is improved with a 15,500 sq.ft. building. Said property is subdivided into two lots, Lot 1 of which contains the existing building on 3.62 net acres, and Lot 2 which is unimproved and contains the remaining approximate 6.38 net acres. This property was the subject of prior Case No. 74-265-X in which a special exception for a country club was granted on September 18, 1974 to the Mercantile Club. The Petitioners purchased the property in 1988 and established the Orthodox synagogue known as the Liberty Jewish Center. Testimony indicated that the Petitioner is now desirous of developing Lot 2 with 74 condominium units in accordance with Petitioner's Exhibit 1. Pursuant to this request, the Petitioner also proposes transfering the density from a portion of Lot 1 to Lot 2 for the proposed development. The section of Lot 1 from which the density is proposed to be transfered is marked with a hatched line on Petitioner's Exhibit 1. The Petitioner also requests a variance from RTA requirements for the existing synagogue on Lot 1.

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing should be granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel.

In consideration of the special hearing relief requested, the Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements

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Date 2/19/92
By

set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. In the opinion of this Deputy Zoning Commissioner, the relief requested complies to the extent possible with RTA requirements and is compatible with the character and general welfare of the surrounding residential community. Further, the Petitioner's request to transfer the density from a portion of Lot 1 to the adjacent Lot 2 is within the spirit and intent of the B.C.Z.R. and will not adversely affect surrounding uses. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

The Petitioner is also requesting a variance to permit direct access from off-street parking to vehicular travelways due to site limitations and RTA buffer requirements for the existing synagogue.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

ORDER RECEIVED FOR FILING
Date 2/19/92
By

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of August, 1992 that the Petition for Special Hearing requesting approval of the following: a) that land not

ORDER RECEIVED FOR FILING
Date 2/19/92
By

dedicated to a particular use can be available for density purposes on a mixed use site; (b) that the church/synagogue and its parking complies to the extent possible with Residential Transition Area (RTA) requirements and is comptabile with the character and general welfare of the surrounding community, pursuant to Section 1B01.1.B.1.c.6 of the Baltimore County Zoning Regulations (B.C.Z.R.); and (c) the removal of the special exception relief granted in prior Case 74-265-X for a country club use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the restrictions set forth hereinafter; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 409.4 of the B.C.Z.R. to permit direct access from certain offstreet parking spaces to vehicular travelways due to site limitations and RTA buffer requirements for the existing synagogue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioners shall submit a Landscape Plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to this Office for inclusion in the case file prior to the issuance of any permits.

3) Compliance with all CRG comments or a waiver therefrom.

4) There shall be no further density associated with that portion of Lot 1 that was transferred to Lot 2, which has been marked with a hatched line on Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING
Date 2/19/92
By

74-265-X

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, [illegible] 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an [illegible] zone to an [illegible] zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Country Club

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

I, or we, agree to pay expenses of above re-classification and/or 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.

H.M.H. Construction Corp., Inc.

Contract purchaser — Legal Owner

Address — Address

Petitioner's Attorney — Protestant's Attorney

Address

ORDERED By the Zoning Commissioner of Baltimore County, this [illegible] day of April, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the [illegible] day of May, 1974, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County.

MCA
MCA ENGINEERING CORPORATION
CONSULTANTS
TOWSON, MARYLAND

DESCRIPTION

10.0000 ACRE PARCEL, SOUTH SIDE OF PINEWOOD ROAD, WEST SIDE OF PHEASANT CROSS DRIVE, 1033 FT. +/- EAST OF OLD FREDERICK ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION.

Beginning for the same at a point on the west side of Pheasant Cross Drive, 70 feet wide, at the distance of 36 feet, as measured southerly along said west side of Pheasant Cross Drive, from a point opposite the center of Old Willow Road running thence binding on the west side of said Pheasant Cross Drive, (1) S 01° 45' 00" E 32.36 feet, thence along the easterly line connecting said west side of Pheasant Cross Drive with the north side of Pinelico Road, as proposed to be relocated and widened to sixty feet, (2) S 38° 24' 45" W 14.42 feet, thence binding on the north side of said Pinelico Road four courses: (3) S 80° 34' 30" W 142.05 feet, (4) southerly, by a curve to the right with the radius of 1170.00 feet, the distance of 309.03 feet, the chord of said arc being S 88° 00' 30" W 308.13 feet, (5) N 85° 27' 30" W 71.71 feet, and (6) westerly, by a curve to the left with the radius of 230.00 feet, the distance of 224.58 feet, the chord of said arc being S 83° 31' 00" W 215.71 feet, thence along the easterly line connecting said north side

MCA
MCA ENGINEERING CORPORATION
CONSULTANTS
TOWSON, MARYLAND

of Pinelico Road, as proposed to be relocated and widened, with the east side of Sugarcone Road, as proposed sixty feet wide, (7) N 55° 36' 00" W 14.84 feet, thence binding on the east and northeast side of said Sugarcone Road, as proposed, two courses: (8) N 34° 56' 27" W 20.52 feet, and (9) northwesterly, by a curve to the left with the radius of 420.00 feet, the distance of 145.42 feet, the chord of said arc being N 24° 45' 24" W 142.72 feet, thence three courses: (10) N 55° 27' 40" E 370.00 feet, (11) N 34° 49' 38" W 102.16 feet, and (12) N 86° 15' 00" E 1335.20 feet to the place of beginning.

Containing 10.0000 acres of land.

BOWlels — J. O. #10327-01 — March 26, 1974

RE: PETITION FOR SPECIAL EXCEPTION
NW/corner of Old Pimlico Road and Pheasant Cross Drive -
3rd Election District
H.M.H. Construction Company, Incorporated - Petitioner
NO. 74-265-X (Item No. 16)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner requests a Special Exception for a Country Club on a parcel of property containing ten acres of land, more or less, located at the northwest corner of Old Pimlico Road and Pheasant Cross Drive, in the Third Election District of Baltimore County.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 have been met and the Special Exception for a Country Club should be granted.

At the time of the hearing, Donald N. Rothman, Esquire, on behalf of the Park School of Baltimore, Incorporated, and A. Thomas Beckman, Esquire, on behalf of Diane Beckman, his wife, and himself, testified that they were not opposed to the requested Special Exception, as long as certain restrictions were placed on the use of the property.

As a result thereof, all parties concerned met and entered into an agreement, as set forth in their letter, dated August 30, 1974. The Zoning Commissioner agrees with those restrictions and has herein incorporated and placed said restrictions on the use of the property.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of September, 1974, that the Special Exception for a Country Club should be and the same is GRANTED, from and after the date of this Order, subject to the restrictions set forth in the letter of agreement, dated August 30, 1974, a copy of which is attached hereto and made a part hereof, said letter of agreement herein known as Zoning Commissioner's Exhibit 1.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner — Date: May 17, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-265-X. Northwest corner of Old Pimlico Road and Pheasant Cross Drive.
Petition for Special Exception for a Country Club.
Petitioner - H.M.H. Construction Company, Inc.

3rd District

HEARING: Monday, May 20, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer:

The granting of this request would not be inconsistent with the 1980 Comprehen. Baltimore County's official master plan.

William D. Fromm
Director of Planning

WDF:bjs

Jan. 17,

Brookview Estates
Sec 3A + 3B sheet 1 of 2 1-3-92

MMM 5824 FILMSORT® & DUPLICARD® Form
3M, St. Paul, MN.

Brookview Estates
1-3-92

MMM 5824 FILMSORT® & DUPLICARD® Form
3M, St. Paul, MN. 16X

Refined Amended Plat Lots 63-102, Unit 1
11.12.91

Development
Regs Handbook,
CMDP
8-001-006-7110
Staff Recom.
CZMP
$5.00
023-2360-00

3M, St. Paul, MN. 16X

c) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/10/92
By bjs

- 6 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 19, 1992

Ann Clary Gordon, Esquire
Shapiro and Olander
36 S. Charles Street, Suite 2000
Baltimore, Maryland 21201-3147

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
NW/S Rockland Hills Drive at Old Pimlico Road
(7000 Rockland Hills Drive)
3rd Election District - 2nd Councilmanic District
RMS Nominee, Inc., as nominee for Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, Inc. (t/a Liberty Jewish Center) - Petitioner
Case No. 92-497-SPHA

Dear Ms. Gordon:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
File

Petition for Special Hearing

92-497-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at 7000 Rockland Hills Drive/NW corner of Old Pimlico Road & Rockland Hills Drive

which is presently zoned DR-2 and DR-16

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(a) allowing land not dedicated to a particular use to be available for density purposes on a mixed use site;

(b) a finding, in accordance with Section 1B01.1.B.1.c.6 (B.C.Z.R.), that the church/synagogue and its parking complies to the extent possible with R.T.A. use requirements and is compatible with the charter and general welfare of the surrounding community;

(c) a removal of Special Exception 74-265-X for country club use.

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:
Ann Clary Gordon
(Type or Print Name)

Signature

Shapiro and Olander, 36 S. Charles St. Suite 2000 (410) 385-0202
Address Phone No

Baltimore Md 21201-3147
City State Zipcode

Legal Owner(s): RMS Nominee, Inc., as nominee for Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, Inc. t/a Liberty Jewish Center
(Type or Print Name)

By:
Signature

Ronald M. Shapiro
(Type or Print Name)

Signature c/o Joel I. Sher, Esquire, Shapiro and Olander, 36 S. Charles Street, Suite 2000, (410) 385-0202
Address Phone No

Baltimore MD 21201-3147
City State Zipcode

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

Ann Clary Gordon, Esquire, Shapiro and Olander
Name

36 S. Charles St., Ste. 2000, Baltimore, MD
Address

21201-3147 (410) 385-0202
Zipcode Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing
the following dates Next Two Months
ALL OTHER

REVIEWED BY: JCM DATE 6-7-92

#527

ORDER RECEIVED FOR FILING
Date 6/9/92
By bjs

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7000 Rockland Hills Drive/NW corner of Old Pimlico Road & Rockland Hills Drive

which is presently zoned DR-2 and DR-16

92-497-SPHA

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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(s) 409.4

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

To allow direct access from certain offstreet parking spaces to vehicular travelways because limitations imposed by grade and RTA buffer make dedicated driveways a practical difficulty and plan as proposed is still in harmony with spirit and intent of regulations and granting such a variance will not harm public health, safety or general welfare.

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/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner
Ann Clary Gordon
(Type or Print Name)

Signature

Shapiro and Olander, 36 S. Charles St., Suite 2000 (410) 385-0202
Address Phone No

Baltimore MD 21201-3147
City State Zipcode

Legal Owner(s): RMS Nominee, Inc., as nominee for Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, Inc. t/a Liberty Jewish Center
(Type or Print Name)

By:
Signature

Ronald M. Shapiro
(Type or Print Name)

Signature
c/o Joel I. Sher, Esquire
Shapiro and Olander, 36 S. Charles St., Ste. 2000
Address Phone No (410) 385-0202

Baltimore MD 21201-3147
City State Zipcode

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

Ann Clary Gordon, Esquire, Shapiro and Olander
Name

36 S. Charles St., Ste. 2000, Baltimore, MD
Address

21201-3147 (410) 385-0202
Zipcode Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing
the following dates Next Two Months
ALL OTHER

REVIEWED BY: JCM DATE 6-7-92

#527

June 01, 1992

ZONING DESCRIPTION

LIBERTY JEWISH CENTER 92-497-SPHA

Beginning at a point on the north side of Old Pimlico Road (70 feet wide) at a distance of 45 feet westerly of the centerline of Rockland Hills Drive (70 feet wide); thence, binding upon Old Pimlico Road the following four (4) courses and distances:

1. South 80°34'30" West 493.05 feet to a point; thence,
2. 309.03 feet by a curve to the right, having a radius of 1170.00 feet and a chord of South 88°08'30" West 308.13 feet to a point;
3. North 84°17'30" West 163.94 feet to a point; thence,
4. 223.51 feet by a curve to the left, having a radius of 730.00 feet and a chord of South 86°56'14" West 222.64 feet to intersect the easterly right-of-way line of Sugarcone Road (60 feet wide); thence, binding upon said road the following three (3) courses and distances:
5. North 58°36'00" West 14.48 feet to a point; thence,
6. North 14°58'27" West 20.52 feet to a point; thence,
7. 143.42 feet by a curve to the left, having a radius of 420.00 feet and a chord of North 24°45'24" West 142.72 feet to a point, then leaving said road,
8. North 55°27'40" East 170.00 feet to a point; thence,
9. North 15°49'31" West 102.16 feet to a point; thence,

#527

June 01, 1992
ZONING DESCRIPTION
LIBERTY JEWISH CENTER

92-497-SPHA

10. North 86°15'00" East 1135.20 feet to a point, which intersects the westerly right-of-way line of Rockland Hills Drive; thence, binding upon said drive the following two courses and distances:
11. South 03°45'00" East 328.66 feet to a point; thence,
12. South 38°24'45" West 14.82 feet to the point of beginning.

Containing 10.00 acres of land, more or less.

STATE OF MARYLAND EDWARD F. LUKERT 21402 REGISTERED PROFESSIONAL LAND SURVEYOR 6/17/92

#527

92-497-SPHA

June 09, 1992

ZONING DESCRIPTION

LIBERTY JEWISH CENTER
LOT NO. 1

Beginning at a point on the west side of Rockland Hills Drive (70 feet wide) at a distance of 374 feet northerly of the centerline of Old Pimlico Road (70 feet wide); thence, binding upon Rockland Hills Drive:

1. South 03°45'00" East 297.00 feet to a point; thence, leaving said drive,
2. South 86°15'00" West 287.00 feet to a point; thence,
3. North 03°45'00" West 11.00 feet; to a point; thence,
4. South 86°15'00" West 31.00 feet to a point; thence,
5. South 03°45'00" East 36.00 feet to a point; thence,
6. South 86°15'00" West 167.00 feet to a point; thence,
7. North 03°45'00" West 142.00 feet to a point; thence,
8. South 86°15'00" West 55.00 feet to a point; thence,
9. North 03°45'00" West 180.00 feet to a point; thence,
10. North 86°15'00" East 540.00 feet to the point of beginning.

Containing 3.62 acres of land, more or less.

STATE OF MARYLAND EDWARD F. LUKERT 21402 REGISTERED PROFESSIONAL LAND SURVEYOR 6/9/92

#527

June 09, 1992

ZONING DESCRIPTION

LIBERTY JEWISH CENTER
AREA OF SPECIAL HEARING

92-497-SPHA

Beginning at a point on the west side of Rockland Hills Drive (70 feet wide) at a distance of 214.43 feet northerly of the centerline of Old Pimlico Road (70 feet wide); thence, binding upon Rockland Hills Drive:

1. South 03°45'00" East 137.43 feet to a point; thence, leaving said drive;
2. South 86°15'00" West 287.00 feet to a point; thence,
3. North 03°45'00" West 11.00 feet to a point; thence,
4. South 86°15'00" West 31.00 feet to a point; thence,
5. South 03°45'00" East 36.00 feet to a point; thence,
6. South 86°15'00" West 167.00 feet to a point; thence,
7. North 03°45'00" West 42.00 feet to a point; thence,
8. North 86°15'00" East 140.00 feet to a point; thence,
9. North 03°45'00" West 70.00 feet to a point; thence,
10. North 86°15'00" East 100.00 feet to a point; thence,
11. North 77°30'00" East 170.00 feet to a point; thence,
12. North 68°33'04" East 80.80 feet to the point of beginning.

Containing 0.95 acres of land, more or less.

STATE OF MARYLAND EDWARD F. LUKERT 21402 REGISTERED PROFESSIONAL LAND SURVEYOR 6/9/92

#527

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: July 17, 1992
Posted for: Special Hearing / Variance
Petitioner: RMS Nominee, Inc.
Location of property: W/S Rockland Hills Drive, NWC Rockland Hills Drive & Old Pimlico Road / 7000 Rockland Hills Drive
Location of Signs: Facing Rockland Hills Drive, approx. 200' Rockland Hills Drive
Remarks:
Posted by: Signature Date of return: July 24, 1992
Number of Signs: 2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 92-497-SPHA
Towson, Maryland

District: 3rd Date of Posting: 10/8/92
Posted for: Appeal
Petitioner: RMS Nominee, Inc. for Liberty Jewish Center
Location of property: North Rockland Hills Drive, 7000 feet +/- in its RA
Location of Signs: Facing Rockland Hills, on property being zoned for variance
Remarks:
Posted by: Signature Date of return: 10/16/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/2, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/2, 1992.

THE JEFFERSONIAN,

S. Zahe Orlans
Publisher

Special Hearing: to approve allowing land not dedicated to a particular use to be available for density purposes on a mixed use site; to approve a finding that the church/synagogue and its parking complies to the extent possible with R.T.A. use requirements and is compatible with the charter and general welfare of the surrounding community; and to approve a removal of special exception #74-265-X for country club use.
Variance: to allow direct access from certain off-street parking spaces to vehicular travelways because limitations imposed by grade and R.T.A. buffer.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R 001-6150
Number

6/16/92

PUBLIC HEARING FEES
020 -ZONING VARIANCE (CHECK)
040 -SPECIAL HEARING (CHECK)
LAST NAME OF OWNER: LIBERTY JEWISH

Please Make Checks Payable To: Baltimore County $500.00
BA C003:35PM06-17-92

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date
Account: R 001-6150
Number

92-497

PUBLIC HEARING FEES
080 POSTING SIGNS / ADVERTISING
LAST NAME OF OWNER: LIBERTY JEWISH

Please Make Checks Payable To: Baltimore County $100.32
Cashier Validation BA C010:49AM07-24-92

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

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 7/16/92

Liberty Jewish Center
c/o Joel I. Sher, Esq.
Shapiro and Olander
36 S. Charles Street, Suite 2000
Baltimore, Maryland 21201-3147

RE:
92-497-SPHA (Item 527)
W/S Rockland Hills Drive, NWC Rockland Hills Drive and Old Pimlico Road
7000 Rockland Hills Drive
3rd Election District - 2nd Councilmanic
Petitioner(s): RMS Nominee, Inc. as nominee for Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, Inc., t/a Liberty Jewish Center
HEARING: MONDAY, AUGUST 3, 1992 at 10:30 a.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that $ 100.32 is due for advertising and posting of the above captioned property and hearing date.

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

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

Printed on Recycled Paper

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

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 1, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

92-497-SPHA (Item 527)
W/S Rockland Hills Drive, NWC Rockland Hills Drive and Old Pimlico Road
7000 Rockland Hills Drive
3rd Election District - 2nd Councilmanic
Petitioner(s): RMS Nominee, Inc. as nominee for Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, Inc., t/a Liberty Jewish Center
HEARING: MONDAY, AUGUST 3, 1992 at 10:30 a.m. in Rm. 118, Courthouse.

Special Hearing to approve allowing land not dedicated to a particular use to be available for density purposes on a mixed use site; to approve a finding that the church/synagogue and its parking complies to the extent possible with R.T.A. use requirements and is compatible with the charter and general welfare of the surrounding community; and to approve a removal of special exception #74-265-X for country club use.
Variance to allow direct access from certain off-street parking spaces to vehicular travelways because limitations imposed by grade and R.T.A. buffer.

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Shapiro and Olander

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

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

111 West Chesapeake Avenue
Towson, MD 21204 July 17, 1992 (410) 887-3353

Ann Clary Gordon, Esquire
Shapiro and Olander
36 S. Charles Street, Suite 2000
Baltimore, MD 21201-3147

RE: Item No. 527, Case No. 92-497-SPHA
Petitioner: RMS Nominee, Inc., et al
Petition for Speical Hearing and Zoning Variance

Dear Ms. Gordon:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

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

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

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

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this

17th day of June, 1992

ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: RMS Nominee, Inc., et al

Petitioner's Attorney: Ann Clary Gordon

Printed on Recycled Paper

6705-92
7/14 JW
Y

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: July 6, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for July 6, 1992
Item 527

The Developers Engineering Division has reviewed the subject zoning item. This site is subject to the previous County Review Group comments.

In addition, the entire site should comply with the revised landscape Manual. The planting unit calculations on the plan are not accurate.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

RECEIVED
JUL 17 1992
ZONING OFFICE

6705-92 JW

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: July 2, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: June 29, 1992

ITEM NUMBER: 527

Please see the CRG Comments for this site.

Rahee J. Famili
Traffic Engineer II

RJF:dm

RECEIVED
JUL 7 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

JUNE 25, 1992

(410) 887-4500

6592-92 JW

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RMS NOMINEE, INC. AS NOMINEE FOR ANSHE EMUNAH-AIT2 CHAIM TIFERETH ISRAEL CONGREGATION, INC.

Location: #7000 ROCKLAND HILLS DRIVE

Item No.: + 527 (JCM) Zoning Agenda: JUNE 29, 1992

Gentlemen:

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

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Capt. Jerry Pfeifer Noted and
Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

JP/KEK

RECEIVED
JUN 29 1992
ZONING OFFICE

6709-92
7/1/92 JW

Department of Recreation and Parks
Development Review Committee Response
Authorized signature Walter P. Kumm Date 7/6/92

Project Name / File Number	Waiver Number	Zoning Issue	Meeting Date
Rita M. and Edward R. Raab, Sr.			6-29-92
DED DEPRM RP STP TE	521	No Comment	
Jeffrey J. and Deanna L. Deegan			
DED DEPRM RP STP TE	523	No Comment	
Charles M. and Virginia H. Loane			
DED DEPRM RP STP TE	524	No Comment	
Herschel and Ruth Folaroff			
DED DEPRM RP STP TE	525	No Comment	
Francis D. and Patricia M. Mull			
DED DEPRM RP STP TE	526	No Comment	
RMS Nominee, Inc.			
DED DEPRM RP STP TE	527	No Comment	
Juanita L. Cottrell			
DED DEPRM RP STP TE	529	No Comment	
The Middle River Baptist Church			
DED DEPRM RP STP TE	530	No Comment	
Merritt E. and Joann R. Olsen			
DED DEPRM RP STP TE	531	No Comment	
Michael J. and Eugenia G. Zavodny			
DED DEPRM RP STP TE	532	No Comment	
Baltimore County - Southwestern Bell Mobile Systems			
DED DEPRM RP STP TE	533	No Comment	

COUNT 11

92-497-SPHA AUG 3 7-49-92 JW

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 28, 1992

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item 527
Liberty Jewish Center
7000 Rockland Hills Drive
Zoning Advisory Committee Meeting of June 29, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item.

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.

RECEIVED
AUG - 5 1992
ZONING COMMISSIONER

JLP:sp

JABLON/S/TXTSBP

RECEIVED
AUG 4 1992
ZONING OFFICE

RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE
NW/S Rockland Hills Dr. at Old Pimlico Rd. (7000 Rockland Hills Dr.), 3rd Election District
2nd Councilmanic District

RMS NOMINEE, INC. FOR ANSHE EMUNAH-AITZ CHAIM TIFERETH ISRAEL CONGREGATION, Petitioner

* BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

* Zoning Case No.: 92-497-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Nathan Braverman, as attorney for petitioner in the referenced matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Nathan Braverman
Shapiro and Olander
2000 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201
(410) 385-0202

Dated: January 8, 1992 Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of January, 1993, a copy of the foregoing entry of appearance was mailed, first-class, postage prepaid to Phyllis Cole Friedman, Esquire, Room 47, Courthouse, 400 Washington Avenue, Towson, Maryland 21204-4604, People's Counsel.

Nathan Braverman

116jj545.ltr
44159.001:01

- 2 -

RE: PETITION FOR SPECIAL HEARING AND ZONING VARIANCE
NW/S Rockland Hills Dr. at Old Pimlico Road (7000 Rockland Hills Dr.), 3rd Election District
2nd Councilmanic District

RMS NOMINEE, INC. FOR ANSHE EMUNAH-AITZ CHAIM TIFERETH ISRAEL CONGREGATION, Petitioner

* BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

* Zoning Case No.: 92-497-SPHA

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Joel I. Sher and Ann Clary Gordon, as attorneys for petitioner in the referenced matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. Please strike the appearance of Nathan Braverman as attorney for petitioner.

Joel I. Sher
Shapiro and Olander
2000 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201
(410) 385-0202

Ann Clary Gordon
Shapiro and Olander
2000 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201
(410) 385-0202

Nathan Braverman
Shapiro and Olander
2000 Charles Center South
36 South Charles Street
Baltimore, Maryland 21201
(410) 385-0202

Dated: January 15, 1993 Attorneys for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th day of January, 1993, a copy of the foregoing entry of appearance was mailed, first-class, postage prepaid to Phyllis Cole Friedman, Esquire, Room 47, Courthouse, 400 Washington Avenue, Towson, Maryland 21204-4604, People's Counsel.

Ann Clary Gordon

006gb127.ast/44159.001:03

- 2 -

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
AND ZONING VARIANCE
NW/S Rockland Hills Dr. at Old : OF BALTIMORE COUNTY
Pimlico Rd. (7000 Rockland Hills
Dr.), 3rd Election District :
2nd Councilmanic District
:
RMS NOMINEE, INC. FOR ANSHE : Zoning Case No. 92-497-SPHA
EMUNAH-AITZ CHAIM TIFERETH :
ISRAEL CONGREGATION, Petitioner
: : : : : : :

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of August 19, 1992, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204-4606
(410) 887-2188

I HEREBY CERTIFY that on this 18th day of September, 1992, a copy of the foregoing Notice of Appeal was mailed to Ann Clary Gordon, Esquire, Shapiro and Olander, 36 S. Charles St., Suite 2000, Baltimore, MD 21201-3147, Attorney for Petitioner.

Phyllis Cole Friedman

RECEIVED
9-18-92 am

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
AND ZONING VARIANCE
NW/S Rockland Hills Dr. at Old : OF BALTIMORE COUNTY
Pimlico Rd. (7000 Rockland Hills
Dr.), 3rd Election District :
2nd Councilmanic District
:
RMS NOMINEE, INC. FOR ANSHE : Zoning Case No. 92-497-SPHA
EMUNAH-AITZ CHAIM TIFERETH :
ISRAEL CONGREGATION, Petitioner
: : : : : : :

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204-4606
(410) 887-2188

I HEREBY CERTIFY that on this 18th day of September, 1992, a copy of the foregoing Entry of Appearance was mailed to Ann Clary Gordon, Esquire, Shapiro and Olander, 36 S. Charles St., Suite 2000, Baltimore, MD 21201-3147, Attorney for Petitioner.

Phyllis Cole Friedman

RECEIVED
9-18-92 am

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 19, 1992

Ann Clary Gordon, Enquire
Shapiro and Olander
36 S. Charles Street, Suite 2000
Baltimore, Maryland 21201-3147

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
NW/S Rockland Hills Drive at Old Pimlico Road
(7000 Rockland Hills Drive)
3rd Election District - 2nd Councilmanic District
RMS Nominee, Inc., as nominee for Anshe Emunah-Aitz Chaim Tifereth
Israel Congregation, Inc. (t/a Liberty Jewish Center) - Petitioner
Case No. 92-497-SPHA

Dear Ms. Gordon:

As a result of your recent telephone call concerning the above-captioned matter, I met with Carl Richards, Zoning Coordinator, Zoning Administration and Development Management office on August 25, 1992. I discussed with Mr. Richards whether it would be necessary for your client to request a 5-year period in which to utilize the relief granted pursuant to my Order dated August 19, 1992.

After a full discussion of the matter, I have determined that it would not be necessary for your client to request any extension of time in which to utilize the relief granted in this matter. Since your client did not request a special exception, Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) which requires special exceptions to be utilized within 2 years from the date of the final order does not apply.

Therefore, your client, or a subsequent purchaser of the subject site may proceed with commencement of this project as their circumstances allow, regardless of when that might be. This letter shall serve to eliminate any question that may arise in the future concerning this issue.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: File

SUMMIT PARK
(Formerly Liberty Jewish Center)

Red-Lined CRG Refinement Review
Plan Received ZADM: 3/31/94
Comments Date: 4/1/94
Comments Completed: 4/1/94
Prior Zoning Case: #92-497-SPHA

This plan was received in response to a December 6, 1993 refinement request before the Development Review Committee (DRC) which required a zoning review of the plan changes.

The plan has been reviewed for Baltimore County Zoning Regulations (BCZR) compliance and the following comments #1-4 must be addressed for zoning approval of this CRG refinement:

1. The garage units are subject to either Section 400, BCZR or Section 1B02, BCZR (1970-1992 regulations) requirements as accessory structures or non-residential principal buildings. Both conditions require a zoning variance public hearing to relieve non-compliance with the BCZR. Note the relief to be requested on the plan.

2. For all principal structures in the RTA arc, show residential transition area (RTA) height/distance separations on the elevation detail per Section 1B01.1.B.4., BCZR (1971-1992 regulations) for all detached principal buildings (1.5 x height of higher building is required in RTA's).

3. Show a complete scaled and dimensioned height and elevation detail on the plan for all residential and garage structures.

4. Show the front building orientation for building #1.

5. Be aware that final zoning approvals (for FDP) are subject to compliance with the previous CRG comments, some of which are as yet unresolved (copy attached). This is a necessity for FDP approval as is the outcome of the required zoning variance public hearing. Should the variance requirements be resolved without a public zoning hearing for variance (and special hearing to amend the prior approval plan), a letter requesting a determination for spirit and intent and a red-lined plan showing all changes must be sent to the Director of ZADM (with a $40.00 fee) for a spirit and intent determination.

JOHN L. LEWIS
Planner II

JLL:scj

CRG PLAN Comments PRIOR TO ZONING HEARING

BALTIMORE COUNTY, MARYLAND CASE # 92-497-SPHA

SUBJECT: COUNTY REVIEW GROUP COMMENTS CRG DATE: 3/26/92
PRE-CRG DATE: 3/16/92
FROM: ZONING OFFICE

PROJECT NAME: Liberty Jewish Center PLAN: 1/92
REV.: 3/20/92 REV.:
LOCATION: N/S Old Pimlico Road between Rockland Hills Drive and Sugarcone Road
DISTRICT: 3c2
PROPOSAL: Condominiums and Religious Worship/ Community Building in D.R.-2 and D.R.-16

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 revised plan has been reviewed by this office for general compliance with the Baltimore County Zoning Regulations. The following comments identify obvious conflicts and details necessary in order to determine compliance with these regulations. When these standard and nonstandard details and information (that has not been provided) are available or provided, it shall be the responsibility of the owner, developer or developer's engineer to rectify any conflicts well in advance of the expected zoning approval of the final plan. Only if necessary, will the following comments be up-dated and/or supplemented during the review of the zoning final development plan and the building permit.

1. A. Use Areas, History, Comments, Use Change and Density: In accordance with Section 102.2 (B.C.Z.R.), plot on the plan with a bold boundary, the area of the plan (including parking) that is necessary to support the synagogue or community building or country club as was originally granted. The expansion of the synagogue/community center parking area on the revised plan requires that the use area be increased to include said parking and this area of at least 1.15 acres must be subtracted from the density calculations supporting the proposed residential units. These revised calculations must be clearly shown on the plan. The setbacks shown to support the Liberty Jewish Center building are insufficient per C.M.D.P. V.B.2 and 1B02.2.B (B.C.Z.R.) and will require a variance public hearing for the existing canopy which may only encroach 25% into the required setback if it is an open projection (per Section 301.1, B.C.Z.R.). Only when the use area is accepted by this office, can the remaining or permitted density for the condominium be determined. Approximately eighteen density units must be removed from the available density and the plan to resolve the double zoning use conflict of the 1.15 acre parking expansion. (see comment #1+2 made on 7/10/89 + 7/21/89 and comment #1A made on 3/16/92)

over

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Liberty Jewish Center
CRG DATE: 3/26/92
PRE-CRG DATE: 3/16/92
PAGE 2

B. BA A special exception for a country club was granted by the Zoning Commissioner on September 18, 1974 in Case #74-265-X. Document the use change to a synagogue or community building and any Baltimore County approvals, both on the plan and in a letter to the Zoning Commissioner from the owner confirming this response and indicate what hearings if any are being requested accordingly. The use change and additional new development for a community building not limited to residents and requires a special exception zoning hearing, in addition to the other hearings listed on the plan.

C. BA Not withstanding the above, as part of the special exception case for a country club, land covenants were included limiting the density to R-40 and R-20 (now D.R.-1 and D.R.-2) and recorded in land records under 877/314-319 between CARI, Inc. (owner) and The Park School of Baltimore, Inc. to expire December 31, 2018.

D. BA If, as has been indicated, the country club use has been abandoned and changed to a synagogue/community center and provided that the original special exception is successfully abandoned by special use hearing before the Zoning Commissioner, the covenants (as restrictions) in the zoning case would no longer be in force as a zoning enforceable restriction. Even if there would be no zoning conflict, it should be incumbent upon the developer/owner to resolve any conflicts with land covenants that could be in force.

E. BA In light of the ownership, plan note #5.C concerning intact ownership since 1988, clearly indicate what part of this property has been subdivided.

2. BA New Required Zoning Hearings: Depending on the use clarification, a special exception zoning hearing would be required for a community building not limited to residents and/or special hearings for the synagogue or community building under the R.T.A. provisions above. A height variance will be required if exceeding the allowed 50 or 60 feet, respectively and in the R.T.A. arcs, a 35 foot height may not be exceeded on all non-religious areas. Identify all zoning conflicts on the plan and list the conflicts that can be petitioned for by request and B.C.Z.R. section number. Key all requested public hearings to their location on the plan.

(Over)

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Liberty Jewish Center
CRG DATE: 3/26/92
PRE-CRG DATE: 3/16/92
PAGE 3

3. BA Parking: Dimension a typical for the minimal width of the 90-degree parking aisles at 22 feet. Clarify is any uses are proposed which would require an increase in the parking calculations per Section 409.6 (B.C.Z.R.).

4. BA General: Include schematic floor plans of the existing and proposed community center and clarify all existing and proposed uses on the plan print. Include building dimensions and height profiles as per Zoning Policy RM-6. Clearly indicate any proposed separate lease or ownership areas or note that none of either are proposed.

5. Zoning C.R.G. approval will be contingent upon the resolution of comments and final zoning approval will be contingent first, upon all plan comments being addressed on all zoning applications and second, upon the outcome of all public hearing requests.

John L. Lewis/scj
JOHN L. LEWIS
Planner II

JLL:scj

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS CRG DATE: 9/24/92
(Continued from 3/26/92)
FROM: ZONING OFFICE PRE-CRG DATE: 9/14/92
11:30 a.m., Room 325

PROJECT NAME: Liberty Jewish Center PLAN: 8/28/92
REV.: 9/15/92 REV.:
LOCATION: N/S Old Pimlico Road between Rockland Hills Drive and Sugarcone Road
DISTRICT: 3c2
PROPOSAL: Condominiums and Religious Worship/ Community Building in D.R.-2 and D.R.-16
Zoning Case #92-497-SPHA

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 the staff at this level of detail and with the exception of comment #1, has been found to be in general compliance with the Baltimore County Zoning Regulations. The following additional advisory comments are generalized for the C.R.G. 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. Only if necessary, will the following comments be up-dated and/or supplemented during review of the building permit. Be aware a zoning final development plan will be required for this site.

1. BA **The special hearing under zoning case #92-497-SPHA as requested in plan note 1(a) is identical to that requested in zoning case #90-568-SPHXA. However, that case involved an area where parking was to be removed. The area is now shown on the zoning hearing plan as dedicated to a particular use, i.e. parking. This conflict with Section 102.2 (B.C.Z.R.) must be addressed prior to final zoning approvals. Compliance with these C.R.G. comments is required per Deputy Zoning Commissioner's restriction #3 in case #92-497-SPHA. This case was appealed to the Board of Appeals on 9/18/92.**

(Over)

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Liberty Jewish Center
CRG DATE: 9/24/92
PAGE 2

2. Future plans must clearly note the following: The Liberty Jewish Center will not rent or lease hall facilities and that all uses will remain accessory to the principal use of the synagogue. (See comment #5.) A height variance will be required if exceeding the allowed 50 or 60 feet, respectively and in the R.T.A. arcs, a 35 foot height may not be exceeded on all non-religious areas.

3. On future plans, provide accurate gross and net area calculations in compliance with the following: Net Area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; Gross Area = the net area plus 1/2 of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see zoning policy RSD-3).

Use the gross area in the density calculation, clearly indicating the source of the additional calculated area over and above the net area. Show the gross acreage available to each zone on each lot and show the gross area for the special hearing. Use these figures in revised density calculations, showing what density is available to each lot and special hearing area and showing clear totals for each lot configuration to be used for the synagogue and residential uses.

4. Land covenants were included limiting the density to R-40 and R-20 (now D.R.-1 and D.R.-2) and recorded in land records under 877/314-319 between CARI, Inc. (owner) and The Park School of Baltimore, Inc. to expire December 31, 2018. Due to the removal of the special exception case #74-265-X, the covenants (as restrictions) in the zoning case are no longer in force as a zoning enforceable restriction. It should be incumbent upon the developer/owner to resolve any conflicts with land covenants that could be in force.

5. Parking: Dimension a typical for the minimal width of the 90-degree parking aisles at 22 feet. Clarify any uses proposed which would require an increase in the parking calculations per Section 409.6 (B.C.Z.R.). Show parking calculations based on seats (not congregants) as required by Section 409.6 (B.C.Z.R.).

6. General: Include schematic floor plans of the existing and proposed community center and clarify all existing and proposed uses on the plan print. Include building dimensions and height profiles as per Zoning Policy RM-6.

7. Zoning C.R.G. approval will be contingent upon the resolution of comments and final zoning approval will be contingent first, upon all plan comments being addressed on all zoning C.R.G. and final development plans and second, upon the outcome of all public hearing requests.

JOHN J. LEWIS
Planner II

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS — CRG DATE: 12/3/92 (Continued from 9/24/92 & 3/26/92)
FROM: ZONING OFFICE — PRE-CRG DATE: 11/23/92

PROJECT NAME: Liberty Jewish Center — REVISED PLAN: 12/2/92 (From Public Services 1/7/93 for C.R.G. Approval)

LOCATION: N/S Old Pimlico Road between Rockland Hills Drive and Sugarcone Road

DISTRICT: 3c2
PROPOSAL: Condominiums and Religious Worship/ Community Building in D.R.-2 and D.R.-16 Zoning Case #92-497-SPHA

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 the staff at this level of detail and with the exception of comment #1, has been found to be in general compliance with the Baltimore County Zoning Regulations. The following additional advisory comments are generalized for the C.R.G. 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. Only if necessary, will the following comments be up-dated and/or supplemented during review of the building permit. Be aware a zoning final development plan will be required for this site.

Except for a plan note stating that there is a possible alternative lot configuration (for the area within the zoning use division line), the plan is unchanged from the last reviewed plan dated 10/19/92; therefore, the following comments still apply:

1. The special hearing under zoning case #92-497-SPHA as requested in plan note 1(a) is identical to that requested in zoning case #90-568-SPHXA. However, that case involved an area where parking was to be removed. The area is now shown on the zoning hearing plan as dedicated to a particular use, i.e. parking. This conflict with Section 102.2 (B.C.Z.R.) must be addressed prior to final zoning approvals. Remove the parking for the synagogue from this area. Compliance with these C.R.G. comments is required per Deputy Zoning Commissioner's restriction #3 in case #92-497-SPHA. This case was appealed to the Board of Appeals on 9/18/92 and all final approvals are subject to the outcome of this hearing. The possible alternative lot configuration was discussed with the developer's engineer on 1/8/93 who confirmed that no change in density is intended.

(Over)

COUNTY REVIEW GROUP COMMENTS
PROJECT NAME: Liberty Jewish Center
CRG DATE: 12/3/92
PAGE 2

2. Future plans must clearly note the following: The Liberty Jewish Center will not rent or lease hall facilities and that all uses will remain accessory to the principal use of the synagogue. (See comment #5.) A height variance will be required if exceeding the allowed 50 or 60 feet, respectively and in the R.T.A. arcs, a 35 foot height may not be exceeded on all non-religious areas. North-south and east-west elevation lines are drawn on sheet 1 of 2, while exhibit 2 (sheet 2 of 2?) as referenced as having these details was not submitted to this office for review.

3. On future plans, provide accurate gross and net area calculations in compliance with the following: Net Area = the entire overall tract/ownership area (excluding any existing public street right-of-ways; Gross Area = the net area plus 1/2 of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see zoning policy RSD-3).

Use the gross area in the density calculation, clearly indicating the source of the additional calculated area over and above the net area. Show the gross acreage available to each zone on each lot and show the gross area for the special hearing. Use these figures in revised density calculations, showing what density is available to each lot and special hearing area and showing clear totals for each lot configuration to be used for the synagogue and residential uses.

4. Land covenants were included limiting the density to R-40 and R-20 (now D.R.-1 and D.R.-2) and recorded in land records under 877/314-319 between CARI, Inc. (owner) and The Park School of Baltimore, Inc. to expire December 31, 2018. Due to the removal of the special exception case #74-265-X, the covenants (as restrictions) in the zoning case are no longer in force as a zoning enforceable restriction. It should be incumbent upon the developer/owner to resolve any conflicts with land covenants that could be in force.

5. Parking: Dimension a typical for the minimal width of the 90-degree parking aisles at 22 feet. Clarify any uses proposed which would require an increase in the parking calculations per Section 409.6 (B.C.Z.R.). Indicate adjustments to parking calculations as necessary for uses other than for religious worship.

6. General: Include schematic floor plans of the existing and proposed community center and clarify all existing and proposed uses on the plan print. Include building dimensions and height profiles as per Zoning Policy RM-6.

7. Zoning C.R.G. approval will be contingent upon the resolution of comments and final zoning approval will be contingent first, upon all plan comments being addressed on all zoning C.R.G. and final development plans and second, upon the outcome of all public hearing requests.

JOHN L. LEWIS
Planner II

ZONING RULES AND POLICIES, ADMINISTRATIVE ADJUSTMENTS

Section 102--GENERAL REQUIREMENTS [B.C.Z.R., 1955.]

102.1--No land shall be used or occupied and no building or structure shall be erected, altered, located, or used except in conformity with these regulations and this shall include any extension of a lawful nonconforming use. [B.C.Z.R., 1955.]

102.2--No yard space or minimum area required for a building or use shall be considered as any part of the yard space or minimum area for another building or use. [B.C.Z.R., 1955.]

102.3--No portion of an alley shall be considered as any part of a side or rear yard. [B.C.Z.R., 1955.]

102.4--No dwelling, other than a multi-family building, shall be built on a lot containing less than 20,000 square feet which does not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel, except as provided for panhandle lots in Section 26-266 of the County Code. [B.C.Z.R., 1955; Bill No. 172, 1989; Bill No. 2, 1992.]

102.5--On a corner lot in any residential zone no planting, fence, wall, building or other obstruction to vision more than 3 feet in height shall be placed or maintained within the triangular area bounded on two sides by the front and side street property lines, or by projections of said lines to their point of intersection, and on the third side by a straight line connecting points on said lot lines (or their projections) each of which points is 25 feet distant from the point of intersection. At the intersection of a street and an alley the dimension corresponding to the 25 ft. noted above shall be 15 feet; at the intersection of two alleys--10 ft. Poles, posts, and guys for street lights and for other utility services shall not be considered obstructions to vision within the meaning of this subsection. [B.C.Z.R., 1955; Resolution, November 21, 1956.]

102.6--No building permit shall be issued for any commercial, industrial, or apartment development until the proposed plan for vehicular access thereto shall have been first approved by the Baltimore County Office of Planning[12] and the Baltimore County Division of Engineering,[13] Department of Public Works. [B.C.Z.R., 1955; Resolution, November 21, 1956.]

REV 02/92

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

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 2, 1992

Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing and Zoning Variance
NW/S Rockland Hills Drive at Old Pimlico Road
(7000 Rockland Hills Drive)
3rd Election District, 2nd Councilmanic District
RMS NOMINEE, INC. FOR
ANSHE EMUNAH-AITZ CHAIM TIFERETH ISRAEL CONGREGATION - Petitioner
Case No. 92-497-SPHA

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on September 18, 1992 by People's Counsel. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Arnold Jablon /cer

Arnold Jablon - Director
Zoning Administration and
Development Management

AJ:cer

Enclosures

cc: Ronald M. Shapiro and Shirley Feldstein - RMS Nominee, Inc.,
Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, Inc.
t/a Liberty Jewish Center
c/o Joel I. Sher, Esquire - Shapiro and Olander
36 S. Charles Street, Suite 2000, Baltimore MD 21201-3147

Ann Clary Gordon, Esquire - Shapiro and Olander
36 S. Charles Street, Suite 2000, Baltimore, MD 21201-3147

People's Counsel of Baltimore County

COUNTY BOARD OF APPEALS
92 OCT -2 PM 4:02

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APPEAL

Petition for Special Hearing and Zoning Variance
NW/S Rockland Hills Drive and Old Pimlico Road
(7000 Rockland Hills Drive)
3rd Election District - 2nd Councilmanic District
RMS NOMINEE, INC. FOR ANSHE EMUNAH-AITZ CHAIM TIFERETH
ISRAEL CONGREGATION - PETITIONER
Case No. 92-497-SPHA

Petition(s) for Special Hearing and Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments (Planning has no comments - per Irvin McDaniel on October 2, 1992)

Petitioner's Sign-In Sheet

Petitioner's Exhibits: 1. Plat to accompany Petitions

Deputy Zoning Commissioner's Order dated August 19, 1992 (Granted with restrictions)

Notice of Appeal received September 18, 1992 from People's Counsel

cc: Ronald M. Shapiro and Shirley Feldstein - RMS Nominee, Inc.,
Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, Inc.
t/a Liberty Jewish Center
c/o Joel I. Sher, Esquire - Shapiro and Olander
36 S. Charles Street, Suite 2000, Baltimore MD 21201-3147

Ann Clary Gordon, Esquire - Shapiro and Olander
36 S. Charles Street, Suite 2000, Baltimore, MD 21201-3147

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, Director of ZADM
Public Services

10/29/92 - Following parties notified of hearing set for February 9, 1993 at 10:00 a.m.:

Ronald M. Shapiro and Shirley Feldstein
RMS Nominee, Inc. t/a Liberty Jewish Center
Ann Clary Gordon, Esquire
People's Counsel for Baltimore County
P. David Fields
Public Services
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon

1/11/93 -Nathan Braverman, Esquire (Shapiro & Olander) entered appearance as Counsel for Petitioner and requested Postponement of 2/09/93 hearing due to scheduling conflict.

1/13/93 -POSTPONEMENT granted; case reassigned to April 14, 1993 at 10:00 a.m.; notices sent to above parties and Nathan Braverman, Esq.

1/15/93 -T/C from Ann Clary Gordon, Esquire /requested that request for postponement be rescinded; would like case reassigned to 2/09/93; Had spoken w/Phyllis Friedman; no objection to reassigning to 2/09/93.

Letter from Ann Clary Gordon, Esq. requesting reassignment to 2/09/93. Case reassigned after confirmation with P. Friedman's office and notices sent to parties. (N. Braverman out; A. C. Gordon and J. Sher in for Petitioners).

2/09/93 -Hearing before Board; stipulations to be submitted, signed by joint parties; Order of Board then to be issued.

County Board of Appeals of Baltimore County
OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48, Old Courthouse
400 Washington Avenue October 29, 1992

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 92-497-SPHA — RMS NOMINEE, INC. t/a LIBERTY JEWISH CENTER
NW/s Rockland Hills Drive and Old Pimlico Road (7000 Rockland Hills Drive)
3rd Election District
2nd Councilmanic District

PP's 1/13/93 to 4/14/93 @ 10 am

SPA-Density/mixed use site; existing synagogue & parking compliance w/RTA & compatibility; removal of prior special exception for country club; VAR-Access from certain off-street parking spaces

8/19/92 - D.Z.C.'s Order GRANTING Petition with restrictions.

ASSIGNED FOR: TUESDAY, FEBRUARY 9, 1993 AT 10:00 a.m.

cc: Ronald M. Shapiro and Shirley Feldstein
RMS Nominee, Inc. t/a Liberty Jewish Center - Petitioner

Ann Clary Gordon, Esquire - Counsel for Petitioner

People's Counsel for Baltimore County - Appellant
P. David Fields
~~Public Services~~ out per Paula 11/1/1992
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of Zoning Administration

Nathan Braverman Esq. Counsel for Petitioner (Entered appearance 1/11/93)

LindaLee M. Kuszmaul
Legal Secretary

Printed on Recycled Paper

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room -
Room 48, Old Courthouse
400 Washington Avenue

January 13, 1993

NOTICE OF POSTPONEMENT & ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 92-497-SPHA — RMS NOMINEE, INC. t/a LIBERTY JEWISH CENTER
NW/s Rockland Hills Drive and Old Pimlico Road (7000 Rockland Hills Drive)
3rd Election District
2nd Councilmanic District

SPH-Density/mixed use site; existing synagogue & parking compliance w/RTA & compatibility; removal of prior special exception for country club;
VAR-Access from certain off-street parking spaces

8/19/92 - D.Z.C.'s Order GRANTING Petition with restrictions.

which was scheduled for hearing on February 9, 1993 has been **POSTPONED** at the request of Counsel for Petitioner due to scheduling conflict; and has been

REASSIGNED FOR: WEDNESDAY, APRIL 14, 1993 AT 10:00 a.m.

cc: Ronald M. Shapiro and Shirley Feldstein
RMS Nominee, Inc. t/a Liberty Jewish Center - Petitioner

Nathan Braverman, Esquire - Counsel for Petitioner
Ann Clary Gordon, Esquire " " "

People's Counsel for Baltimore County - Appellant
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of Zoning Administration

Kathleen C. Weidenhammer
Administrative Assistant

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room -
Room 48, Old Courthouse
400 Washington Avenue

January 15, 1993

NOTICE OF REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 92-497-SPHA — RMS NOMINEE, INC. t/a LIBERTY JEWISH CENTER
NW/s Rockland Hills Drive and Old Pimlico Road (7000 Rockland Hills Drive); 3rd Election District
2nd Councilmanic District

SPH-Density/mixed use site; existing synagogue & parking compliance w/RTA & compatibility; removal of prior special exception for country club;
VAR-Access from certain off-street parking spaces

8/19/92 - D.Z.C.'s Order GRANTING Petition with restrictions.

which was scheduled for hearing on April 14, 1993 as a result of a postponement request from Counsel for Petitioner has been **REASSIGNED** to the original hearing date of February 9, 1993 in response to a request by Counsel for Petitioner and without objection by the Appellant.

REASSIGNED FOR: TUESDAY, FEBRUARY 9, 1993 AT 10:00 a.m.

cc: Ronald M. Shapiro and Shirley Feldstein
RMS Nominee, Inc. t/a Liberty Jewish Center - Petitioner

Joel Sher, Esquire - Counsel for Petitioner
Ann Clary Gordon, Esquire " " "
People's Counsel for Baltimore County - Appellant
P. David Fields
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, Director of Zoning Administration

Kathleen C. Weidenhammer
Administrative Assistant

Printed on Recycled Paper

3-18-94 Date — **ZADM TRANSMITTAL** 887-3335 — Desk 3/22 92-497-SPHA

JLL 3/22/94

TO: // DES
// SCD
// DEPRM
/X ZONING
// ZADM
// OTHER

Re: Project Name Summit Land aka LVC // Project Not Managed
Project Manager Marcato ZADM No. II 549
Type of Plan CRG /X Preliminary // Final // Signature
Team Leader Richards
Engineer Haber Tele # 494-3647

Phase II Routing Slip:

Scheduled submission date: (see Project Chart) 3-11
Scheduled completion date: (see Project Chart) 3-25
or
(2 wks from submission)

// Approved
// Approved with comments — ACTION TAKEN
// Returned for revision — BY REVIEWER:
/X Disapproved PLAN DOES NOT AGREE WITH REFINEMENT PLAN (APPROVED 12/14/94 OR APPROVED (BOA) PLAN IN CASE # 92-497-SPHA.
ALL PLANS MUST BE IN AGREEMENT.

ZADM (Agency) — (Reviewer's Name) — 3/24/94 (Date)

ON FUTURE REVISED PLANS PROVIDE FOR CHECKLIST INFO. AND AN UPDATED ZONING HISTORY

RETURN TO: ZADM - Room 123 COUNTY OFFICE BUILDING

"FLAGS" or "Too Many Reviews" should be brought to P.M.'s attention!

This form is being sent to you from _____ (name)

- 1 -

SHAPIRO AND OLANDER
A PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
TWENTIETH FLOOR
CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3147
(301) 385-0202
FACSIMILE: (301) 539-7611

ANN CLARY GORDON

January 15, 1993

VIA COMMERIAL MESSENGER

William T. Hackett, Chairman
Board of Appeals of Baltimore County
Old Courthouse - Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: RMS Nominee, Inc. on behalf of Liberty Jewish Center
Case No. 92-497-SPHA

Dear Mr. Hackett:

By letter from Nathan Braverman of our office, he had requested a postponement from the February 9, 1993 hearing on the above-captioned matter because of a scheduling conflict. We have been able to resolve that scheduling conflict and respectfully request that our postponement request be rescinded. I understand that your office has processed a postponement of this hearing to April 14 but we have not received that notice. I have this date confirmed with Phyllis Cole Friedman, People's counsel, that going forward with the hearing on February 9, 1993 is acceptable to her. Therefore, we would appreciate your confirmation that the hearing will go forward as anticipated on February 9, 1993 at 10 a.m.

Separately, I enclose for filing a Notice of Entry of Appearance of additional counsel from our firm and a request to strike Mr. Braverman's appearance with respect to this matter.

Please contact me immediately if there is any problem in proceeding with the February 9 date. On behalf of Liberty Jewish Center and ourselves, we appreciate your cooperation.

Sincerely,

Ann Clary Gordon

Enclosure
cc: Phyllis Cole Friedman, Esquire
Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotrocco, Zoning Commissioner
Mr. Arnold Jablon, Director of Zoning
006gb126.ltr/44159.001:03

SHAPIRO AND OLANDER
A PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
TWENTIETH FLOOR
CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3147
(410) 385-0202
FACSIMILE (410) 539-7611

ANN CLARY GORDON
DIRECT DIAL: (410) 385-4295

February 15, 1993

VIA FEDERAL EXPRESS

Mr. William T. Hackett
County Board of Appeals of
Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21202

Re: Case No. 92-497-SPHA
Liberty Jewish Center

Dear Mr. Hackett:

In accordance with our hearing on February 9, 1993, we are submitting the enclosed proposed Opinion and Order for your review. It has been reviewed by Ms. Friedman and she has no objection to its contents. At her suggestion, I am also enclosing our word processing disk containing the proposed Opinion and Order for your ease in making any modification which you may feel are merited.

If I can be of any further assistance to you, please do not hesitate to contact me. We appreciate your cooperation.

Sincerely,

Ann Clary Gordon

ENCLOSURES
cc: Phyllis Cole Friedman, Esq. (w/enclosures)
Joel I. Sher, Esq. (w/enclosures)
Mr. David S. Thaler (w/enclosures)
006gb285.ltr
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ANSHE EMUNAH-AITZ CHAIM TIFERETH ISRAEL CONGREGATION
Liberty Jewish Center
At The Falls
7000 Rockland Hills Drive
Baltimore, Maryland 21209

7/28/92 7/ST-92
8 pic
TO file

RABBI JACOB A. MAX
Spiritual Leader

653-SHUL
(7465)

July 28, 1992

Mr. Arnold Jablon
Director, Office of Zoning Administration
111 West Chesapeake Ave.
Towson, MD 21204

Re: 92-497-SPHA- (item 527)
7000 Rockland Hills Drive

Dear Mr. Jablon:

Because I will be out of town on August 3, 1992 and therefore, unable to attend the hearing on the above captioned matter, I am writing to confirm the strong support of our Synagogue for the requested special hearing and variance. The proposed Plan has been worked out in close cooperation between the representatives of RMS Nominee, Inc. and the representatives of Liberty Jewish Center. In particular, we urge your approval of the use of land on Lot 1, which is not necessary for the Synagogue's use to be available for density purposes on Lot 2. We understand that such approval would mean that, with the exception of the possible addition to our building, which is shown on the Plan the Synagogue would be prohibited from any further expansion of its existing improvements.

Once again, we urge your support of these requests. I regret that I will not be able to be at the hearing, but Mrs. Shirley Feldstein, President of the Synagogue, will be there and can answer any further questions which you may have.

We appreciate your cooperation.

Sincerely,

Rabbi Jacob A. Max

RECEIVED
JUL 29 1992
ZONING OFFICE

JAM/cg

cc: Mrs. Shirley Feldstein
Ann Clary Gordon, Esquire

SHAPIRO AND OLANDER
A PROFESSIONAL ASSOCIATION
ATTORNEYS AT LAW
TWENTIETH FLOOR
CHARLES CENTER SOUTH
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201-3147
(410) 539-3647
FACSIMILE (410) 539-7611

NATHAN BRAVERMAN
DIRECT DIAL: (410) 385-4243

January 8, 1993

William T. Hackett, Chairman
Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Re: RMS Nominee, Inc. t/a Liberty Jewish Center
Case No. 92-497-SPHA

Dear Mr. Hackett:

I have enclosed for filing a notice of the entry of my appearance as attorney for RMS Nominee, Inc. t/a Liberty Jewish Center, the petitioner in the referenced action.

Pursuant to Rule 2.b. of the Board's Rules of Practice and Procedure, I also respectfully request a postponement of the February 9, 1993 hearing on the basis of a scheduling conflict. I understand that no previous postponements of this matter have been requested or granted. If the Board is favorably disposed to this request, I will undertake the burden of coordinating the rescheduling of this matter with the Board and all parties.

Thank you for your consideration.

Sincerely,

Nathan Braverman

NB/jmj

Enclosure

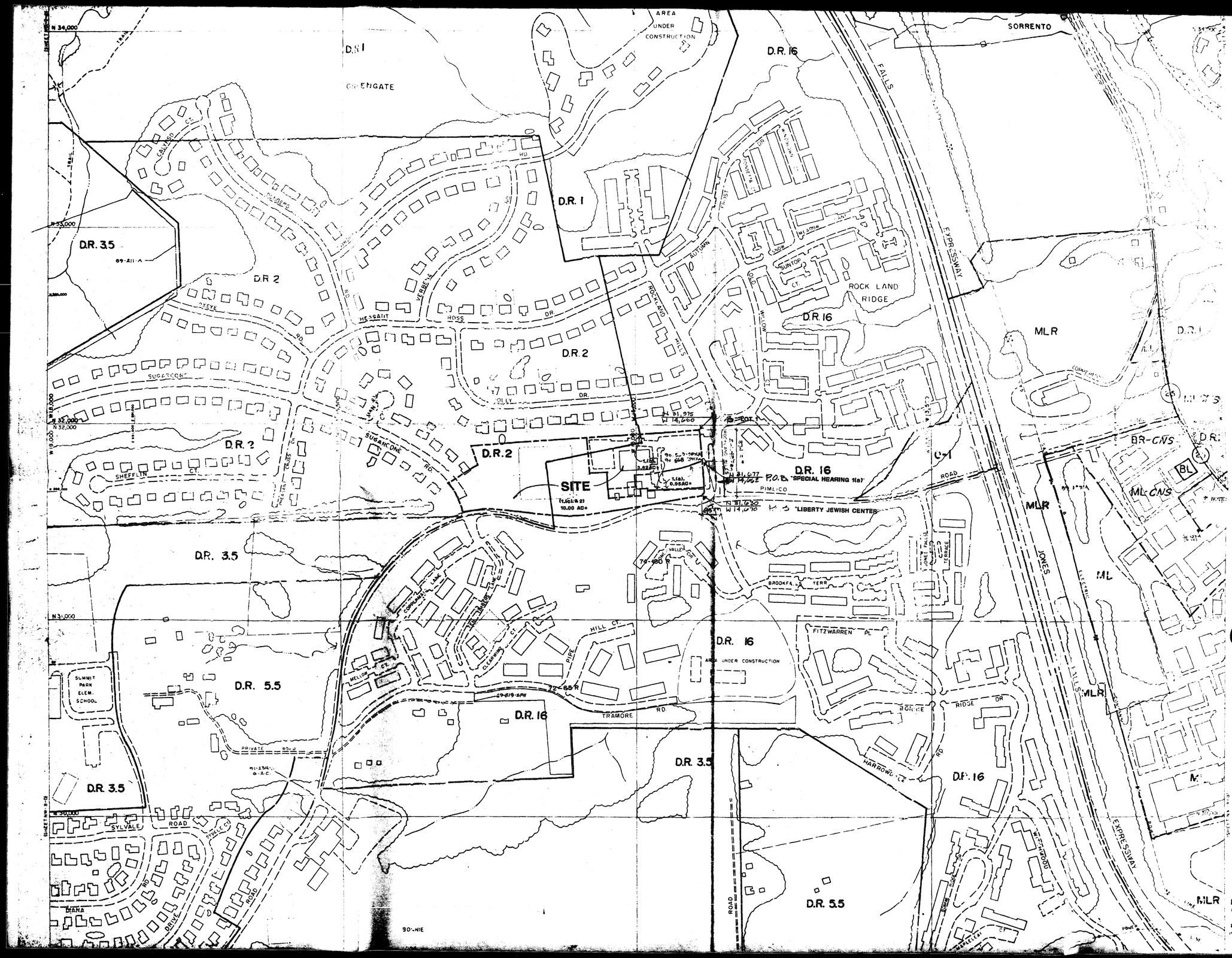
cc: Phyllis Cole Friedman, Esquire
Lawrence E. Schmidt, Zoning Commissioner
Mr. Arnold Jablon, Director of Zoning

116jj544.ltr
44159.001:02

4/14/93 @ 10 am

PLEASE PRINT CLEARLY — PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
DAVID S. THALER	7115 AMBASSADOR RD BALT MD 21207
Shirley Feldstein	7000 Rockland Hills Dr. Balto., Md. 21209
Harry Feldstein	2201 Ocean Rd Balto, MD 21209
ANN CLARY GORDON, ESQ. counsel for Petitioners	Shapiro & Olander - 36 South Charles St 21201
Barbara Ramsey - 409 Wash. Ave Towson 21204 Owings Mills Times	



NOTE: Boundary shown hereon is located based on Baltimore County coordinate grid system. The image of underlying existing land features does not correspond to Baltimore County coordinates, as verified in the field.

92-497-SPHA

#1527

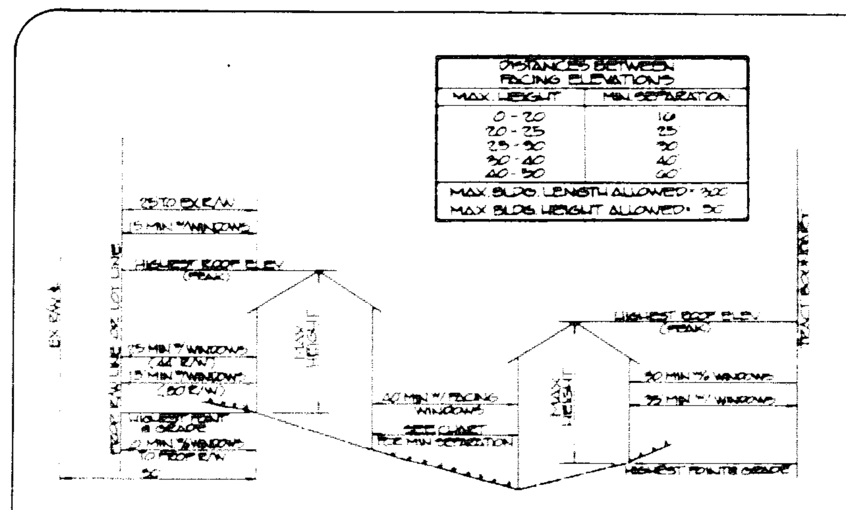
L.J.C.

200' SCALE ZONING MAP TO ACCOMPANY

- VARIANCE
- SPECIAL HEARING

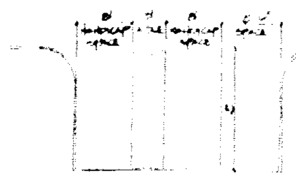
D.S. THALER & ASSOCIATES, INC.
CIVIL ENGINEERS/LANDSCAPE ARCHITECTS SURVEYORS/LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(410) 944-ENGR • 944-3647

DATE: MAY 1, 1992
REV: 6-7-92



ELEVATION, SETBACK, HEIGHT TO HEIGHT RELATIONSHIP DETAIL

NOT TO SCALE



PARKING SPACE DETAIL

8. EXISTING: There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on this site.

9. ROADS AND EASEMENTS: Existing and Proposed Roads and Easements are shown on the Plan.

10. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore County Comprehensive Manual of the Development Policy.
Condominium
Average Daily Trips: 74 units x 6.5 = 481
SYNAGOGUE: 10.6 ADT/1000SF = 164 ADT

11. STORM WATER MANAGEMENT: Storm water management will conform to Baltimore County Standards.

12. GRADING: Grading shown is schematic only.

13. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods, meadow and lawn.

14. SIGHT LINES: Proposed sight lines are shown on Plan and will be [illegible] cleared and graded to ensure unobstructed sight.

15. STORAGE TANKS: There are no known underground storage tanks on site.

16. REFERENCES: Boundary and topography is from a Survey prepared by D.S.THALER & ASSOCIATES, INC., dated November 1988.

17. Sidewalks shall be provided on all public roads.

18. All offsite dwellings and small lots of record (less than 2 acres) that create a RTA onsite are shown with required 300' and 250' arcs.

19. Storm water management facility shall be screened from adjacent residential properties.

20. Soil and Slope Mitigation Measures:
The developer shall do the following in those areas where severe or moderate soil limitations are indicated and/or on steep slopes occur:
a. Insure that grading plans consider protection of these areas from increase in runoff. This will include draining roof down spouts and drives into storm drains.
b. Stabilization of disturbed areas in accordance with approved sediment control practices.
c. Provide for geotechnical assistance with on-site inspections as required.

21. LIGHTING: Proposed lighting is shown as ▲. Light standards in R.T.A.'s will be a maximum of [illegible] tall. Lighting in R.T.A.'s will be directed so as not to spill onto offsite residences.

22. SIGNAGE: All signs existing and proposed will comply with Section 413 (B.C.Z.R.) and all zoning sign policies.

23. PARKING and STRIPING: All parking, maneuvering areas [illegible] will be paved with macadam.

24. **"ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON-SITE ARE SHOWN WITH THE REQUIRED 300 FT. AND 250 FT. ARCS."**

25. **ALL PARKING FOR RESIDENTIAL USES WILL BE RESTRICTED TO THE 130 SPACES IMMEDIATELY ADJACENT TO THE CONDOMINIUM UNITS. NO RESIDENTIAL PARKING WILL BE PERMITTED IN THE LIBERTY JEWISH CENTER PARKING LOT.**

26. School Information:
School District:
School Capacity:
1991-1992 Enrollment:
Estimated Pupil Yield:
Elementary:
Middle:
High School:

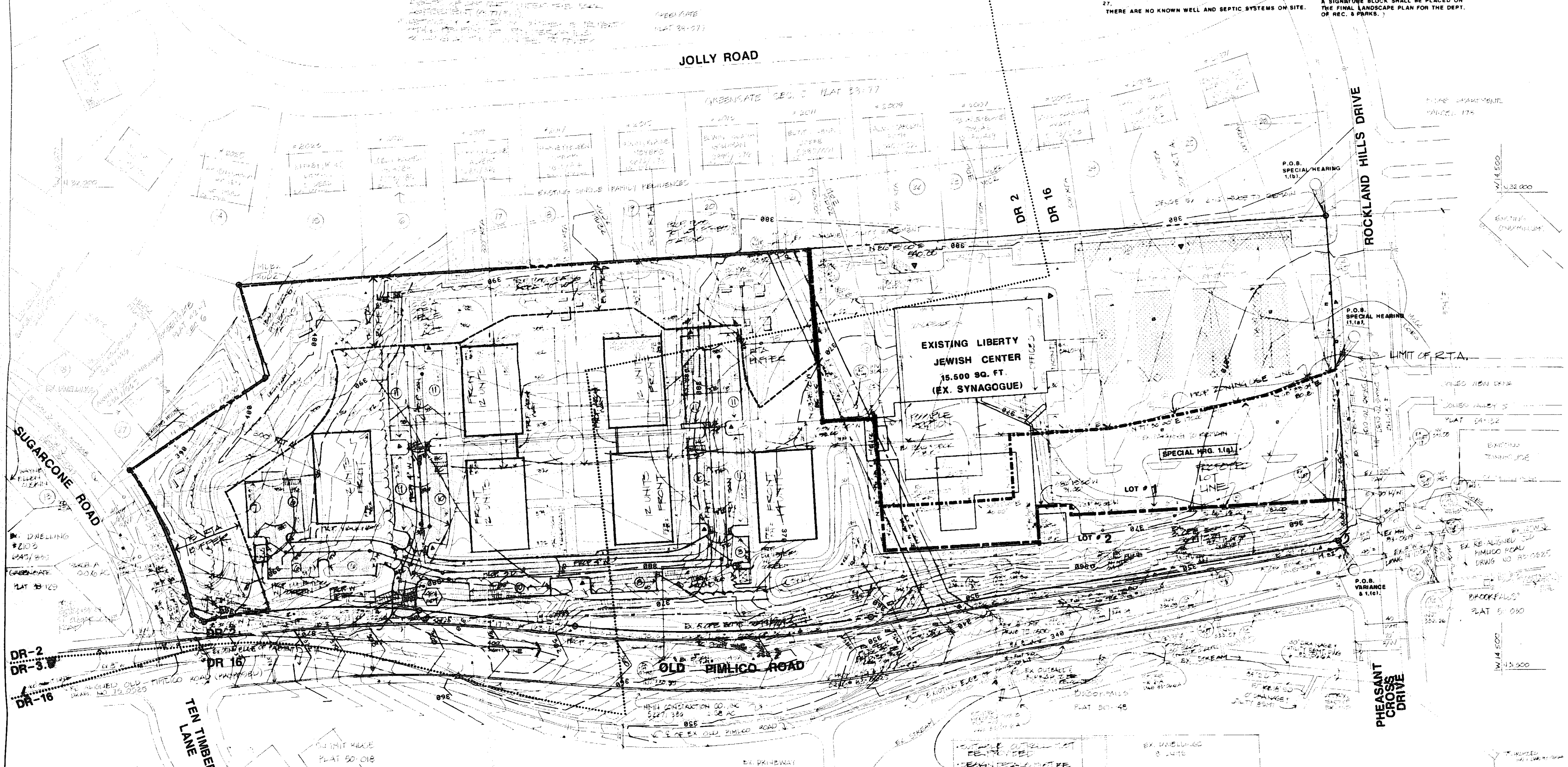
27. **THERE ARE NO KNOWN WELL AND SEPTIC SYSTEMS ON SITE.**

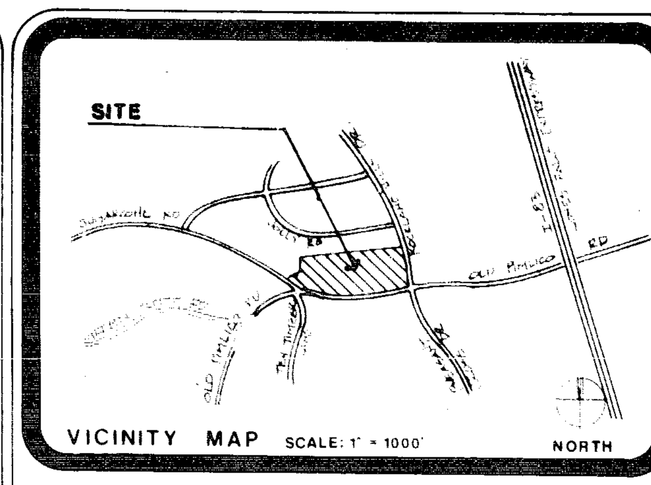
Landscape planting as specified in the Baltimore County Landscape Manual, adopted October 1, 1990. (REF. SHEET 2 OF 2)

P.U. = 1 planting unit
1 P.U. = 1 major deciduous tree or
2 minor deciduous trees or
2 evergreen trees or
5 shrubs or
500 S.F. of ground cover

	REQUIRED:		PROPOSED:
ADJACENT ROAD:	1 P.U./40 L.F. (Min. 75% major deciduous)	1500 ÷ 40 = 52 P.U.	52 P.U.
INTERIOR ROADS:	1 P.U./20 L.F. (Min. 75% major deciduous)	1040 ÷ 20 = 37.5 P.U.	37.5 P.U.
SCREEN OF PARKING LOTS FROM ADJACENT PUBLIC R/W:	Class 'B' screen 1 P.U./15 L.F. (Min. 3' ht. at maturity. Min. 18" at installation.)	220 ÷ 15 = 14.6 P.U.	14.6 P.U.
SCREEN OF DUMPSTERS:	Class 'A' screen 1 P.U./15 L.F. (Min. 5' ht. at maturity. Min. 30" ht. at installation.)	230 ÷ 15 = 15.3 P.U.	15.3 P.U.
STORMWATER MANAGEMENT:	If side slopes are ≥ 4:1, Class 'A' screen 1 P.U./15 L.F. (Min. 5' ht. at maturity.) Min. 30" ht. at installation.)	140' ÷ 15 = 9.3 P.U.	9.3 P.U.
RTA:	Area of buffer S.F. / 400 S.F. = No. of P.U. (Min. 30% e.g. tree, Min. 50% major deciduous)	73,181 S.F. ÷ 400 = 182.9	Area of Retained Tree Canopy S.F. 31383 / 400 = 78.4 P.U. Proposed: 104.5 P.U.

(THE FINAL LANDSCAPE PLAN SHALL BE REVIEWED BY THE DEPT. OF REC. & PARKS. A SIGNATURE BLOCK SHALL BE PLACED ON THE FINAL LANDSCAPE PLAN FOR THE DEPT. OF REC. & PARKS.)





OWNER / DEVELOPER
RMS NOMINEE, INC. c/o
MR. JOEL SHER, ESQUIRE
SHAPIRO AND OLANDER
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(410) 385-0202

GENERAL NOTES

1. DEVELOPMENT NAME: Liberty Jewish Center

2. OWNER/DEVELOPER: RMS Nominee, Inc.
c/o Mr. Joel Sher, Esquire
Shapiro and Olander
20th Floor, 36 S. Charles Street
Baltimore, Maryland 21201

Deed References: 5489/321

Tax Account: 1700000419

3. CRG PLAN PREPARED BY: D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21207
(410) 944-3647

ATTN: Alan E. Scoll, R.L.A.

4. GENERAL DATA: Election District: 3
Census Tract: 4036.01
Councilmanic District: 2
Watershed: 24
Subsewershed: 53
Tax Map: 69 Grid: 19 and 20

5. SITE INFORMATION:
A. Gross acreage = 11.18 Ac± Gross acreage includes:
Net acreage = 10.00 Ac± 30' of R/W of Rockland Hills Drive, 30' of R/W of re-aligned Old Pimlico Road and 30' of R/W of Sugarcone Road
B. Zoning
Existing Zoning: DR-2 4.23Ac.± (Net)
4.65Ac.± (Gross)
DR-16 5.77Ac.± (Net)
6.53Ac.± (Gross)
C. Density Calculations
Land set aside for Synagogue:
DR 2 0.34Ac.±
DR 16 2.40Ac.±
Total 2.71 Ac.±

	LOT #1	LOT #2	TOTAL
NET LOT AREA	3.62	6.38	10.00 AC±
NET ZONING USE AREA	2.67 AC±	7.33 AC±	10.00 AC±

Density on remaining tract: 4.31 Ac.± x 2 = 8.62 Dwelling Units
4.16 Ac.± x 16 = 66.6 Density Units

Proposed Density:
Assume 8 Dwelling Units = 8 @ 3-BR Units = 8 dwelling units
Assume 66 Density Units =
= 66 @ 2-BR Units = (66 x 1 = 66 density units)

Total = 74 Condominiums - All Units Will Be For Sale

"This property as shown on the Plan has been held intact by the ownership shown since 1956 (according to tax map.) No known 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."

D. PARKING
RESIDENTIAL
Required: 66 (2 BR Units) x 1.5 = 99 Spaces
8 (3 BR Units) x 2.0 = 16 Spaces
Total 115 Spaces

Total Parking Proposed: 130 (includes 5 Handicap Spaces)

SYNAGOGUE
Required: 1 Space Per 4 Congregants x 400 = 100 Spaces

Total Parking Proposed: 246
(includes 4 Handicap Spaces)

E. Open Space:
Required: 1.1 Acres ± (74 units x 650 S.F./unit = 1.1 Ac.±)
Proposed: 1.34 AC±

All open space will be owned and maintained by the Condominium Association. (No areas under one-half acre, no storm water management areas or areas within 35' of any window are included in calculation.)

6. UTILITIES: Public water and sewer will be provided.

7. USE: The existing use is Religious Center.
The proposed use is 74 Unit Condominium and Religious Center.

L.J.C. CRG #: PLANNING #: III-349

L.J.C.
PLAT TO ACCOMPANY C.R.G. PLAN
• VARIANCE
• SPECIAL HEARING
BALTIMORE COUNTY, MD.
PLANNING No. III-349
PUBLIC SERVICES CRG No. ____ ELECTION DISTRICT No. ____

LEGEND

EXISTING: CONTOUR; ROAD; TRACT BOUNDARY; ZONING LINE; SLOPES ≥ 25%; SOILS; SANITARY SEWER; STORM DRAIN; WATER; FIRE HYDRANT; EASEMENT; WETLANDS

PROPOSED: CONTOUR; STREET LIGHT; PARKING SPACE; FIRE HYDRANT; WATER; STORM DRAIN; SANITARY SEWER; PROPOSED LOT LINE; 75' RTA BUFFER

SOILS LIMITATIONS

TYPE:	CLASS:	HOMES WITH BASEMENTS:	STREETS AND LOTS:
Av	D	Severe: High Table; Flooding Hazard	Severe: High Water Table; Flooding Hazard
Co E3	D	Severe: Less than 20" to Rippable Bedrock	Severe: Less than 20" to Rippable Bedrock
Gn B	C	Severe: High Water Table	Severe: High Water Table
Mc B2	B	Slight	Moderate: Slope
Mc D2	B	Severe: Slope	Severe: Slope
Mc C2	B	Moderate: Slope	Severe: Slope
Mc E	B	Severe: Slope	Severe: Slope

Storm Frequency	Q- Existing	Qu Uncontrolled	Qo- Allowable	Qf- Proposed
2 Year	16.31	"B" "C" } 8.51 OFF-SITE - 3.16	4.64	13.59
10 Year	35.93	"B" "C" } 15.88 OFF-SITE - 3.40	16.65	27.11
100 Year	57.88	"B" "C" } 24.05 OFF-SITE - 3.36	30.47	41.67

SCALE: 1" = 50'

NORTH

L.J.C. ZONING HEARING REQUESTS:

1. Special Hearing to:
(a) allow land not dedicated to a particular use to be available for density purposes on a mixed use site.
(b) find in accordance with Section 1B01.1.b.1.c.6 (B.C.Z.R.) that the RELIGIOUS CENTER complies to the extent possible with R.T.A. use requirements, and is compatible with the character & general welfare of the surrounding community.
(c) remove Special Exception 74-265-x.

2. Variance from Section 409.4 to allow offstreet parking spaces with direct access to vehicular travelways.

PETITIONER'S EXHIBIT 1

92-497-SPHA

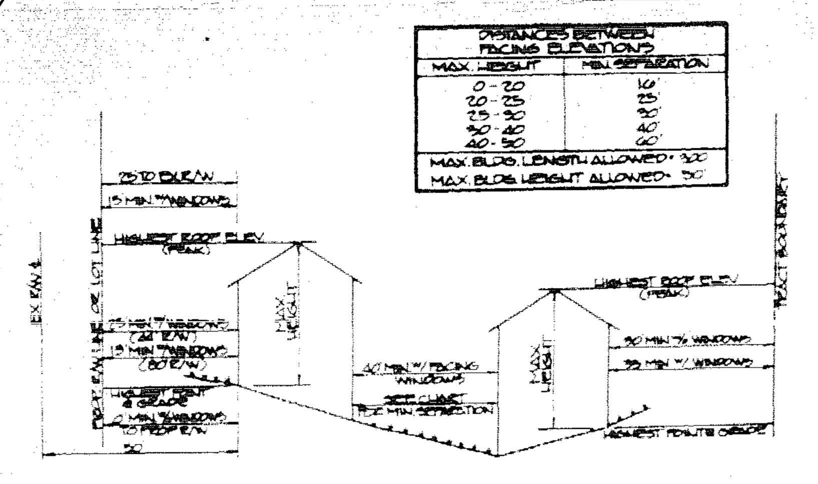
REVISIONS [illegible] 4-21-92 [illegible] 6-1-92 [illegible]

DATE: JANUARY 1992
SCALE: 1" = 50'-0"
C.I. 2'
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:

DST&A

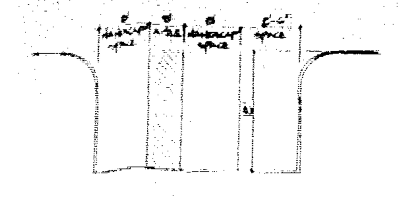
D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 944-ENGR (301) 944-3647

PROJECT No. 1281
SHEET No. 1 OF 2



ELEVATION, SETBACK, HEIGHT TO HEIGHT RELATIONSHIP DETAIL

N.T.S.



PARKING SPACE DETAIL

NTS

SITE HISTORY:

SPECIAL EXCEPTION: CASE No. 74-265X FOR A COUNTRY CLUB GRANTED 9-18-71

SUBJECT TO:
1. PROPERTY SHALL BE USED FOR THE OPERATION OF A PRIVATE COUNTRY CLUB.
2. THERE SHALL BE NO PUBLIC BAR OR OFF SALE PACKAGE STORE FOR THE SALE OF ALCOHOLIC BEVERAGES.
3. PHASE ... TO BE RETAINED OFF PHEASANT CROSS FOR ONE ADDITIONAL ACCESS ... OLD PIMLICO RD BUT NO THRU TRAFFIC FROM SITE INTO GREENGATE DEVELOPMENT.
4. NEITHER ENTERING INTO AGREEMENT FOR REFRAINING FROM OBJECTING TO THE GRANTING OF THE S.E. SHALL BE TREATED TO BE OR UNDER ANY CIRCUMSTANCES INTERPRETED TO BE A WAIVER OF ANY RIGHTS OF ANY PARTY UNDER THE PARK AGREEMENT (4871/541).
5. RESTRICTIONS & LIMITATIONS ON THE S.E. PROPERTY SHALL BE BINDING UPON MERCANTILE SO LONG AS THEY OWN THE PROPERTY.

SPECIAL HEARING: CASE NO. 90-XXXX:
1. TO PERMIT A BLDG. LENGTH OF 550' ± IN LIEU OF 300'.
2. LAND NOT DEDICATED TO A PARTICULAR USE TO BE AVAILABLE FOR DENSITY PURPOSES ON A MIXED USE SITE.

VARIANCE: TO PERMIT A BLDG. HT. OF 48' ... IN LIEU OF 35' ... IN A R.T.A. ZONE.

REQUESTS WERE WITHDRAWN 11-13-89. THE CASE WAS DISMISSED 8-9-90.

SPECIAL HEARING & VARIANCE CASE No. 92-497-SPHA (SEE ORDER BELOW)

GREENGATE PLAT 38-077

8. EXISTING: There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on this site.

9. ROADS AND EASEMENTS: Existing and Proposed Roads and Easements are shown on the Plan.

10. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore County Comprehensive Manual of the Development Policy.

Condominium
Average Daily Trips ×74 units × 6.5 = 481
SYNAGOGUE: 22.5 ADT/1000SF = 349 ADT

11. STORM WATER MANAGEMENT: Storm water management will conform to Baltimore County Standards.

12. GRADING: Grading shown is schematic only.

13. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods, meadow and lawn.

14. SIGHT LINES: Proposed sight lines are shown on Plan and will be kept unobstructed cleared and graded to ensure unobstructed sight.

15. STORAGE TANKS: There are no known underground storage tanks on site.

16. REFERENCES: Boundary and topography is from a Survey prepared by D.S.THALER & ASSOCIATES, INC., dated November 1988.

17. Sidewalks shall be provided on all public roads.

18. All offsite dwellings and small lots of record (less than 2 acres) that create a RTA onsite are shown with required 300' and 250' arcs.

19. Storm water management facility shall be screened from adjacent residential properties.

20. 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 run-off. This will include draining roof down spouts and drives into storm drains.
b. Stabilization of disturbed areas in accordance with approved sediment control practices.
c. Provide for geotechnical assistance with on-site inspectors as required.

21. LIGHTING: Proposed lighting is shown as ▲. Light standards in R.T.A.'s will be a maximum of 12' tall. Lighting in R.T.A.'s will be directed so as not to spill onto offsite residences.

22. SIGNAGE: All signs existing and proposed will comply with Section 413 (B.C.Z.R.) and all zoning sign policies.

23. PARKING and STRIPING: All parking, maneuvering areas will be paved with macadam.

24. "ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON-SITE ARE SHOWN WITH THE REQUIRED 300 FT. AND 250 FT. ARCS."

25. ALL PARKING FOR RESIDENTIAL USES WILL BE RESTRICTED TO THE 130 SPACES IMMEDIATELY ADJACENT TO THE CONDOMINIUM UNITS. NO RESIDENTIAL PARKING WILL BE PERMITTED IN THE LIBERTY JEWISH CENTER PARKING LOT.

26. School Information:
School District: SUMMIT PARK
School Capacity:
1991-1992 Enrollment:
Estimated Pupil Yield:
Elementary:
Middle:
High School:

27. THERE ARE NO KNOWN WELL AND SEPTIC SYSTEMS ON SITE.

28. Landscape planting as specified in the Baltimore County Landscape Manual, adopted October 1, 1990.

P.U. = 1 planting unit
1 P.U. = 1 major deciduous tree or
2 minor deciduous trees or
2 evergreen trees or
5 shrubs or
500 S.F. of ground cover

	REQUIRED:		PROPOSED:
ADJACENT ROAD:	1 P.U./40 L.F. (Min. 75% major deciduous)	1500 ÷ 40 = 52 P.U.	52 P.U.
INTERIOR ROADS:	1 P.U./20 L.F. (Min. 75% major deciduous)	1040 ÷ 20 = 37.5 P.U.	37.5 P.U.
SCREEN OF PARKING LOTS FROM ADJACENT PUBLIC R/W.	Class 'E' screen 1 P.U./15 L.F. (Min. 3' Ht. at maturity. Min. 18" at installation.)	430 ÷ 15 = 28.6 P.U.	28.6 P.U.
SCREEN OF DUMPSTERS:	Class 'A' screen 1 P.U./15 L.F. (Min. 5' Ht. at maturity. Min. 30" Ht. at installation.)	65 ÷ 15 = 4.3 P.U.	4.3 P.U.
STORMWATER MANAGEMENT:	If side slopes are > 4:1, Class 'A' screen 1 P.U./15 L.F. (Min. 5' Ht. at maturity.) Min. 30" Ht. at installation.)	140' ÷ 15 = 9.3 P.U.	9.3 P.U.
RTA:	Area of Buffer S.F. 400 S.F. = No. of P.U. (Min. 30% e.g. tree Min. 50% major deciduous)	73,181 S.F. = 182.9 / 400	Area of Retained Tree Canopy S.F. TO BE DETERMINED AFTER GRADING PLANS ARE SUBMITTED. CREDIT MAY BE REQUESTED FOR THE FINAL LANDSCAPE PLAN.

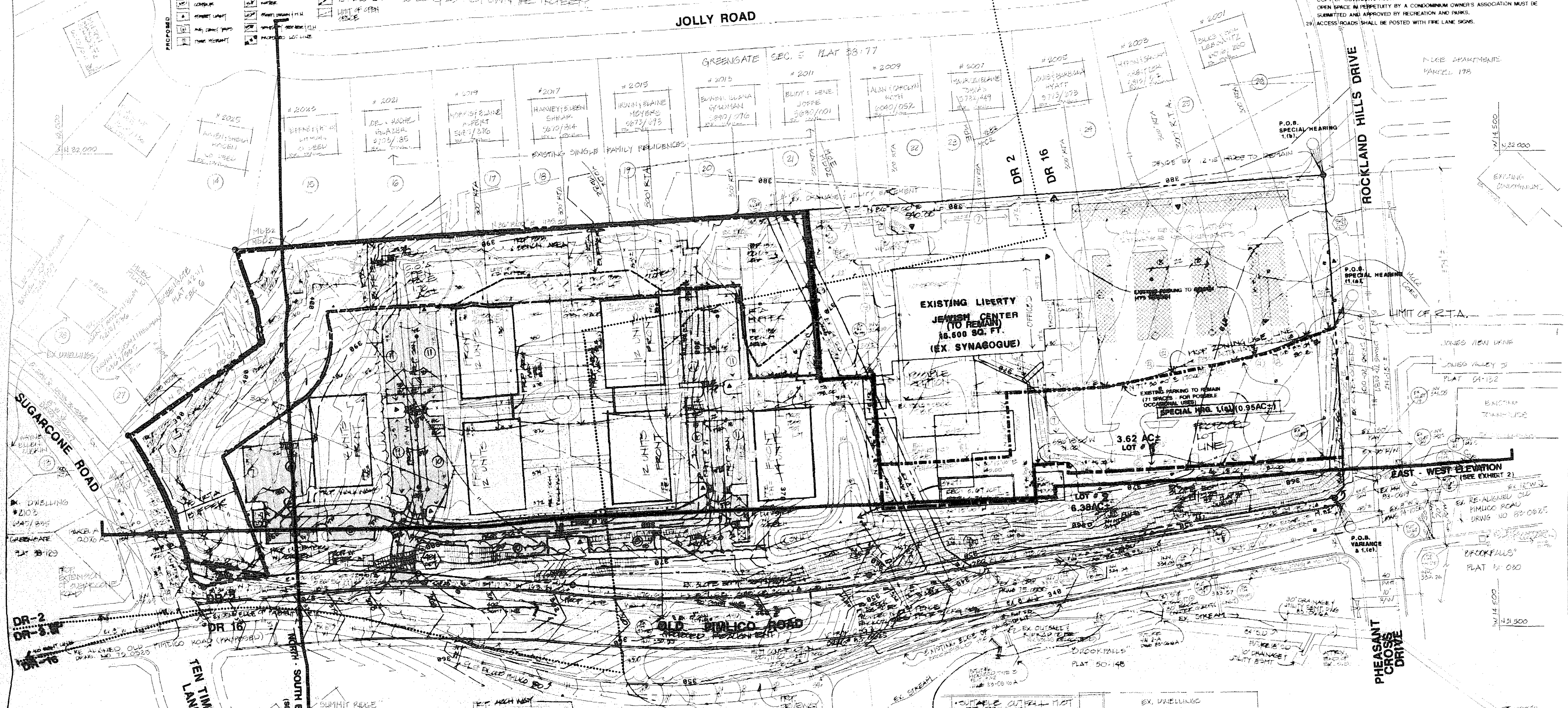
(THE FINAL LANDSCAPE PLAN SHALL BE REVIEWED BY THE DEPT. OF REC. & PARKS. A SIGNATURE BLOCK SHALL BE PLACED ON THE FINAL LANDSCAPE PLAN FOR THE DEPT. OF REC. & PARKS.)
THE SITE AMENITIES SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE PROVIDED ON THE FINAL LANDSCAPE PLAN.
COPY OF COVENANTS ASSURING OWNERSHIP AND MAINTENANCE OF OPEN SPACE IN PERPETUITY BY A CONDOMINIUM OWNER'S ASSOCIATION MUST BE SUBMITTED AND APPROVED BY RECREATION AND PARKS.

29. ACCESS ROADS SHALL BE POSTED WITH FIRE LANE SIGNS.

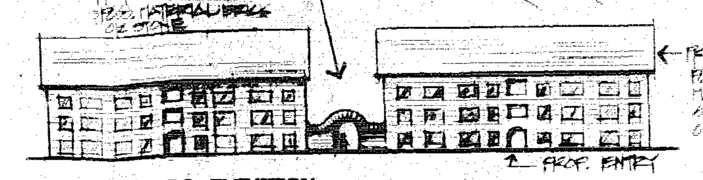
LEGEND

EXISTING: CONTOUR; ROAD; TRACT BOUNDARY; BUILDING LINE; SLOPES ≥ 25%; SOILS; SANITARY SEWER; STORM DRAIN; WATER; FIRE HYDRANT; EASEMENT; WETLANDS

PROPOSED: CONTOUR; STREET LIGHT; ...; FIRE HYDRANT; WATER; STORM DRAIN / M.H.; SANITARY SEWER / M.H.; PROPOSED LOT LINE; 75' RTA BUFFER; LIMIT OF OPEN SPACE



Storm Frequency	Q- Existing	Qu Uncontrolled	Qo- Allowable	Q1- Proposed
2 Year	16.31	"B" "C" 8.51 OFF-SITE - 3.16	4.64	13.59
10 Year	35.93	"B" C 16.88 OFF-SITE - 3.40	16.65	27.11
100 Year	57.88	"B" "C" 24.05 OFF-SITE - 3.36	30.47	41.67



SCHEMATIC BLDG. ELEVATION

N.T.S.

SOILS LIMITATIONS

TYPE:	CLASS:	HOMES WITH BASEMENTS:	STREETS AND LOTS:
Av	D	Severe: High Table; Flooding Hazard	Severe: High Water Table; Flooding Hazard
Ce E3	B	Severe: Less than 20" to Rippable Bedrock	Severe: Less than 20" to Rippable Bedrock
Gn B	C	Severe: High Water Table	Severe: High Water Table
Mb B2	B	Slight	Moderate: Slope
Mb D2	B	Severe: Slope	Severe: Slope
Mc C2	B	Moderate: Slope	Severe: Slope
Mc E	B	Severe: Slope	Severe: Slope

CASE NO. 92-497-SPHA

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of August, 1992 that the Petition for Special Hearing requesting approval of the following: a) that land not dedicated to a particular use can be available for density purposes on a mixed use site; (b) that the church/synagogue and its parking complies to the extent possible with Residential Transition Area (RTA) requirements and is compatible with the character and general welfare of the surrounding community, pursuant to Section 1B01.1.B.1.c.6 of the Baltimore County Zoning Regulations (B.C.Z.R.); and (c) the removal of the special exception relief granted in prior Case 74-265-X for a country club use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the restrictions set forth hereinafter; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 409.4 of the B.C.Z.R. to permit direct access from certain offstreet parking spaces to vehicular travelways due to site limitations and RTA buffer requirements for the existing synagogue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioners shall submit a Landscape Plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to this Office for inclusion in the case file prior to the issuance of any permits.

3) Compliance with all CRG comments or a waiver therefrom.

4) There shall be no further density associated with that portion of lot 1 that was transferred to Lot 2, which has been marked with a hatched line on Petitioner's Exhibit 1.

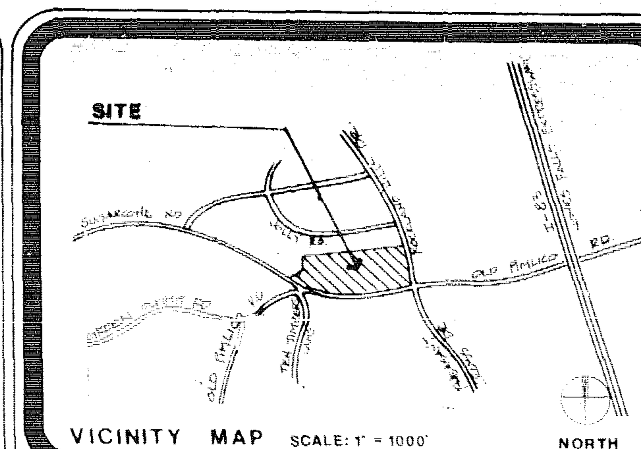
5) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

A & E INC BALTIMORE

L.J.C. ZONING HEARING REQUESTS: (GRANTED 8-19-92 - SEE CASE NO. 92-497)

1. Special Hearing to:
   (a) allow land not dedicated to a particular use to be available for density purposes on a mixed use site.
   (b) find in accordance with Section 1B01.1.b.1.c.6 (B.C.Z.R.) that the RELIGIOUS CENTER complies to the extent possible with R.T.A. use requirements, and is compatible with the character & general welfare of the surrounding community.
   (c) remove Special Exception 74-265-x.
2. Variance from Section 409.4 to allow offstreet parking spaces with direct access to vehicular travelways.



GENERAL NOTES

1. DEVELOPMENT NAME: Liberty Jewish Center

2. OWNER/ DEVELOPER: RMS Nominee, Inc. c/o Mr. Joel Sher, Esquire Shapiro and Olander 20th Floor, 36 S. Charles Street Baltimore, Maryland 21201

Deed References: 5489/321

Tax Account: 1700000419

3. CRG PLAN PREPARED BY: D.S. Thaler & Associates, Inc. 7115 Ambassador Road Baltimore, Maryland 21207 (410) 944-3467

ATTN: Alan E. Scott, R.L.A.

4. GENERAL DATA: Election District: 3
Census Tract: 4036.01
Councilmanic District: 2
Watershed: 24
Subwatershed: 55
Tax Map: 69 Grid: 19 and 20

5. SITE INFORMATION:
A. Gross acreage = 11.18 Ac± Gross acreage includes:
Net acreage = 10.00 Ac± 30' of R/W of Rockland Hills Drive, 30' of R/W of realigned Old Pimlico Road and 30' of R/W of Sugarcone Road

B. Zoning
Existing Zoning: DR-2 4.23Ac.± (Net)
4.65Ac.± (Gross)
DR-16 5.77Ac.± (Net)
6.53Ac.± (Gross)

C. Density Calculations
Land set aside for Synagogue:
DR 2 0.34Ac.±
DR 16 2.33Ac.±
Total 2.67Ac.±
(DOES NOT INCLUDE 0.95 AC± OF AREA SUBJECT OT ZONING SPECIAL HEARING 1.(a))

	LOT #1	LOT #2	TOTAL
NET LOT AREA	3.62	6.38	10.00 AC±
NET ZONING USE AREA	2.67 AC±	7.33 AC±	10.00 AC±

[Adjusted by area of zoning special use hearing 1.(a)]

Density on remaining tract: 4.31 Ac.± x 2 = 8.62 Dwelling Units
4.16 Ac.± x 16 = 66.6 Density Units
[Area of lot 2 plus area subject to zoning special hearing 1.(a)]
Proposed Density:
Assume 8 Dwelling Units = 8 @ 3-BR Units = 8 dwelling units
Assume 66 Density Units = 66 @ 2-BR Units = (66 x 1 = 66 density units)

Total = 74 Condominiums - All units will be for Sale

"This property as shown on the Plan has been held intact since ... No Known 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."

D. PARKING
RESIDENTIAL
Required: 66 (2 BR Units) x 1.5 = 99 Spaces
8 (3 BR Units) x 2.0 = 16 Spaces
Total 115 Spaces

Total Parking Proposed: 130 (includes 6 Handicap Spaces)

SYNAGOGUE
Required: 1 Space Per 4 SEATS x 400 = 100 Spaces

Total Parking Proposed: 246 (includes 4 Handicap Spaces)

OVER ALL TOTAL PARKING PROPOSED(BOTH USES): 376 SPACES

E. Open Space:
Required: 1.1 Acres ± (74units x 650 S.F./unit = 1.1 Ac.±)
Proposed: 1.78 AC±

All open space will be owned and maintained by the Condominium Association. (No areas under one-half acre, no storm water management areas or areas within 35' of any window are included in calculation.)

6. UTILITIES: Public water and sewer will be provided.

7. USE: The existing use is Religious Center.
The proposed use is 74 Unit Condominium and Religious Center.
(THIS SYNAGOGUE IS FOR RELIGIOUS USE ONLY, IT'S FACILITIES WILL NOT BE FOR RENT TO THE GENERAL PUBLIC.)

L.J.C. CRG #: PLANNING #: III-349

OWNER / DEVELOPER
RMS NOMINEE, INC. c/o
MR. JOEL SHER, ESQUIRE
SHAPIRO AND OLANDER
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(410) 385-0202

L.J.C.

PLAT TO ACCOMPANY C.R.G. PLAN
• VARIANCE
• SPECIAL HEARING

BALTIMORE COUNTY, MD.
PLANNING No. III-349
PUBLIC SERVICES C.R.G. No.
ELECTION DISTRICT No.

Joint Exhibit #1

EXHIBIT 3

REVISIONS 3-26-92: SUGARCONE RD. EXT. ... LINES ... PARKING NOTE ... 4-21-92 ... 6-11-92 ... 8-5-92 ... 8-18-92 ...

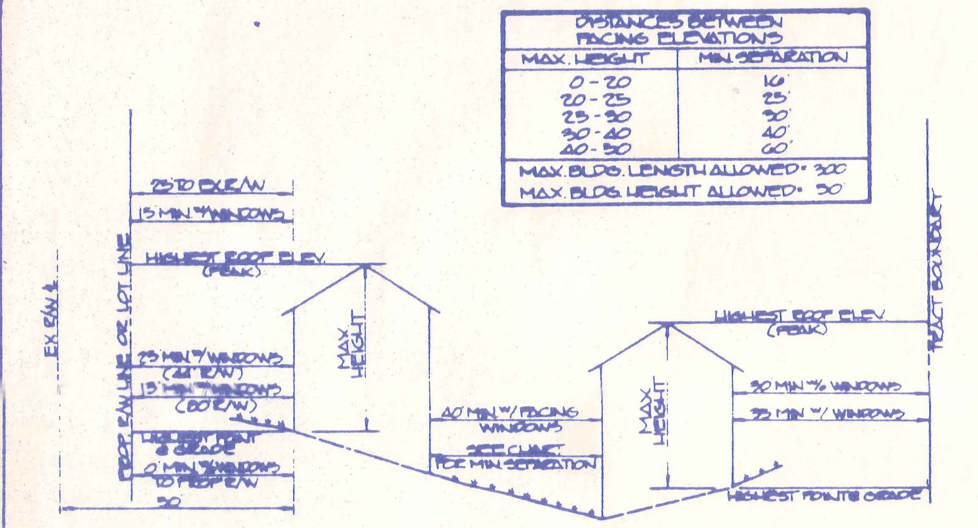
DATE: JANUARY 1992
SCALE: 1" = 50'-0"
C.I. 2'
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:

STATE OF MARYLAND ... REGISTERED LANDSCAPE ARCHITECT NO. 854

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 944-ENGR (301) 944-3647

PROJECT No. 1281
SHEET No. 1 OF 2

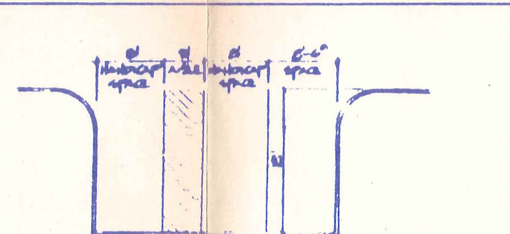
PRE CRG: 3-16-92 CRG: 3-26-92 CONT CRG: 9-21-92



DISTANCES BETWEEN FACING ELEVATIONS	
MAX. HEIGHT	MIN. SEPARATION
0-20	16'
20-25	25'
25-30	30'
30-40	40'
40-50	60'
MAX. BLDG. LENGTH ALLOWED: 300	
MAX. BLDG. HEIGHT ALLOWED: 50	

ELEVATION, SETBACK, HEIGHT TO HEIGHT RELATIONSHIP DETAIL

N.T.S.



PARKING SPACE DETAIL

NTS

LEGEND

EXISTING	CONTOUR	SLOPES ≥ 25%	WATER
	ROAD	SOILS	FIRE HYDRANT
	TRACT BOUNDARY	SANITARY SEWER	EASEMENT
	ZONING LINE	STORM DRAIN	WETLANDS
PROPOSED	CONTOUR	WATER	75' RTA BUFFER
	STREET LIGHT	STORM DRAIN / M.H.	LIMIT OF OPEN SPACE
	AVG. DAILY TRIPS	SANITARY SEWER / M.H.	
	FIRE HYDRANT	PROPOSED LOT LINE	

SITE HISTORY:

SPECIAL EXCEPTION CASE NO. 74-265-X FOR A COUNTRY CLUB GRANTED 9-18-74

SUBJECT TO:
1. PROPERTY SHALL BE USED FOR THE OPERATION OF A PRIVATE COUNTRY CLUB.
2. THERE SHALL BE NO PUBLIC BAR OR OFF SALE PACKAGE STORE FOR THE SALE OF ALCOHOLIC BEVERAGES.
3. INGRESS & EGRESS TO BE RETAINED AS PRESENT CROSSED, ONE ADDITIONAL ACCESS OFF [illegible] BUT NO THRU TRAFFIC [illegible] GREEN GATE DEVELOPMENT.
4. NEITHER ENTERING INTO AGREEMENT NOR REFRAINING FROM OBJECTING TO THE GRANTING OF THE S.E. SHALL BE DEEMED TO BE OK UNDER ANY CIRCUMSTANCES. INTERPRETED TO BE A WAIVER OF ANY RIGHTS OF ANY PARTY UNDER THE PARK AGREEMENT (4871/311).
5. RESTRICTIONS [illegible] ON THE ABOVE PROPERTY SHALL BE BINDING ON MERCANTILE SO LONG AS THEY OWN THE PROPERTY.

SPECIAL HEARING [illegible] SPHA TO PERMIT A PARKING LOT [illegible] [illegible]
2. [illegible] BALTIMORE TO BE AVAILABLE FOR DENSITY PURPOSES ON A MIXED USE SITE.
VARIANCE TO PERMIT A PUBLIC [illegible] [illegible] ZONE

REQUESTS WERE WITHDRAWN 11-3-81 [illegible]

SPECIAL HEARING & VARIANCE CASE NO. 92-497-SPHA (SEE ORDER BELOW)

CRG APPROVED: 12-3-92
CRG & SPECIAL HEARING UPHELD BY COUNTY BOARD OF APPEALS 2-18-93

8. EXISTING: There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on this site.

9. ROADS AND EASEMENTS: Existing and Proposed Roads and Easements are shown on the Plan.

10. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore County Comprehensive Manual of the Development Policy.
Condominium
Average Daily Trips =74 units x 6.5 = 481
SYNAGOGUE: 22.5 ADT/1000SF = 349 ADT

11. STORM WATER MANAGEMENT: Storm water management will conform to Baltimore County Standards.

12. GRADING: Grading shown is schematic only.

13. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods, meadows and lawn.

14. SIGHT LINES: Proposed sight lines are shown on Plan and will be [illegible] cleared and graded to ensure unobstructed sight.

15. STORAGE TANKS: There are no known underground storage tanks on site.

16. REFERENCES: Boundary and topography is from a Survey prepared by D.S.THALER & ASSOCIATES, INC., dated November 1988.

17. Sidewalks shall be provided on all public roads.

18. All offsite dwellings and small lots of record (less than 2 acres) that create a RTA onsite are shown with required 300' and 250' arcs.

19. Storm water management facility shall be screened from adjacent residential properties.

20. 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 run-off. This will include draining roof down spouts and drives into storm drains.
b. Stabilization of disturbed areas in accordance with approved sediment control practices.
c. Provide for geotechnical assistance with on-site inspectors as required.

21. LIGHTING: Proposed lighting is shown as ▲
Light standards in R.T.A.'s will be a maximum of [illegible]' tall.
Lighting in R.T.A.'s will be directed so as not to spill onto offsite residences.

22. SIGNAGE: All signs existing and proposed will comply with Section 413 (B.C.Z.R.) and all zoning sign policies.

23. PARKING and STRIPING: All parking, maneuvering areas will be paved with macadam.

24. "ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON-SITE ARE SHOWN WITH THE REQUIRED 300 FT. AND 250 FT. ARCS."

25. ALL PARKING FOR RESIDENTIAL USES WILL BE RESTRICTED TO THE 130 SPACES IMMEDIATELY ADJACENT TO THE CONDOMINIUM UNITS. NO RESIDENTIAL PARKING WILL BE PERMITTED IN THE LIBERTY JEWISH CENTER PARKING LOT.

26. School Information:
School District: [illegible]
School Capacity: 274
1991-1992 Enrollment: [illegible]
Estimated Pupil Yield:
Elementary: 11
Middle: 9
High School: 10

27. THERE ARE NO KNOWN WELL AND SEPTIC SYSTEMS ON SITE.

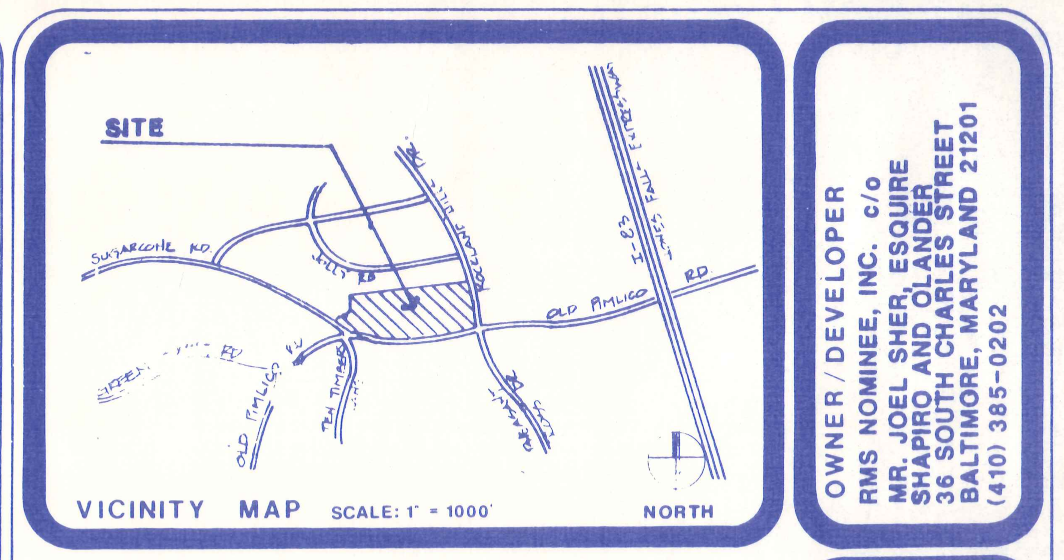
28. Landscape planting as specified in the Baltimore County Landscape Manual, adopted October 1, 1990. (SEE SHEET 2 OF 2)

P.U. = 1 planting unit
1 P.U. = 1 major deciduous tree or
2 minor deciduous trees or
2 evergreen trees or
5 shrubs or
500 S.F. of ground cover

	REQUIRED:		PROPOSED:
ADJACENT ROAD:	1 P.U./40 L.F. (Min. 75% major deciduous)	1600 ÷ 40 = 52 P.U.	52 P.U.
INTERIOR ROADS:	1 P.U./20 L.F. (Min. 75% major deciduous)	~~1040~~ 990 ÷ 20 = ~~37.5~~ 49.5 P.U.	~~37.5~~ 49.5 P.U.
SCREEN OF PARKING LOTS FROM ADJACENT PUBLIC R/W.	Class 'B' screen 1 P.U./15 L.F. (Min. 3' Ht. at maturity. Min. 18" at installation.)	430 ÷ 15 = 28.6 P.U.	28.6 P.U.
SCREEN OF DUMPSTERS:	Class 'A' screen 1 P.U./15 L.F. (Min. 5' Ht. at maturity. Min. 30" Ht. at installation.)	65 ÷ 15 = 4.3 P.U.	4.3 P.U.
STORMWATER MANAGEMENT:	If side slopes are > 4:1, Class 'A' screen 1 P.U./15 L.F. (Min. 5' Ht. at maturity.) Min. 30" Ht. at installation.)	140' ÷ 15 = 9.3 P.U.	9.3 P.U.
RTA:	Area of buffer S.F. / 400 S.F. = No. of P.U. (Min. 30% e.g. tree; Min. 50% major deciduous)	~~73,181~~ 71,874 S.F. ÷ 400 = ~~183.0~~ 179.6	Area of Retained Tree Canopy S.F. TO BE DETERMINED AFTER GRADING PLANS ARE SUBMITTED. CREDIT MAY BE REQUESTED FOR THE FINAL LANDSCAPE PLAN.

(THE FINAL LANDSCSAPE PLAN SHALL BE REVIEWED BY THE DEPT. OF REC. & PARKS. A SIGNATURE BLOCK SHALL BE PLACED ON THE FINAL LANDSCAPE PLAN FOR THE DEPT. OF REC. & PARKS.)
THE SITE AMENITIES SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE. FINAL DESIGN WILL BE PROVIDED ON THE FINAL LANDSCAPE PLAN.
COPY OF COVENANTS ASSURING OWNERSHIP AND MAINTENANCE OF OPEN SPACE IN PERPETUITY BY A CONDOMINIUM OWNER'S ASSOCIATION MUST BE SUBMITTED AND APPROVED BY RECREATION AND PARKS.

29. ACCESS ROADS SHALL BE POSTED WITH FIRE LANE SIGNS.



OWNER/DEVELOPER
RMS NOMINEE, INC. c/o
MR. JOEL SHER, ESQUIRE
SHAPIRO AND OLANDER
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(410) 385-0202

GENERAL NOTES

1. DEVELOPMENT NAME: ~~Liberty Jewish Center~~ SUMMIT PARK (Formerly known as Liberty Jewish Center)

2. OWNER/DEVELOPER: RMS Nominee, Inc.
c/o Mr. Joel Sher, Esquire
Shapiro and Olander
20th Floor, 36 S. Charles Street
Baltimore, Maryland 21201
Deed References: 5489/321
Tax Account: 1700000419

CONTRACT PURCHASER: BOZZUTO & ASSOC. 6401 GOLDEN TRIANGLE DR. SUITE 200 GREENBELT, MD 20770 ATTN.: MR. THOMAS BOZZUTO

3. CRG PLAN PREPARED BY: D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21207
(410) 944-3467
ATTN: Alan E. Scott, R.L.A.

4. GENERAL DATA: Election District: 3
Census Tract: 4036.[illegible]
Councilmanic District: 2
Watershed: 24
Subsewershed: 53
Tax Map: 69 Grid: [illegible] and Z.

5. SITE INFORMATION:
A. Gross acreage = 11.18 Ac± Gross acreage includes:
Net acreage = 10.00 Ac± 30' of R/W of Rockland Hills Drive, 30' of R/W of re-aligned Old Pimlico Road and 30' of R/W of Sugarcone Road

B. Zoning
Existing Zoning: DR-2 4.23Ac.± (Net)
4.65Ac.± (Gross)
DR-16 5.77Ac.± (Net)
6.53Ac.± (Gross)

C. Density Calculations
Land set aside for Synagogue:
DR 2 0.34Ac.±
DR 16 2.33Ac.±
Total 2.67Ac.±
~~DOES NOT INCLUDE 0.95 AC± OF AREA SUBJECT OF ZONING SPECIAL HEARING 1.(a)~~

	LOT #1	LOT #2	TOTAL
NET LOT AREA ~~AND~~	~~3.62~~	~~6.38~~	~~10.00 AC±~~
NET ZONING USE AREA [Adjusted by area of zoning special use hearing 1.(a)]	2.67 AC±	7.33 AC±	10.00 AC±

Density on remaining tract: 4.31 Ac.± x 2 = 8.62 Dwelling Units
4.16 Ac.± x 16 = 66.6 Density Units
~~[Area of lot 2 plus area subject to zoning special hearing 1.(a)]~~
Proposed Density:
Assume 8 Dwelling Units = 8 @ 3-BR Units = 8 dwelling units
Assume 66 Density Units = = 66 @ 2-BR Units = (66 x 1 = 66 density units)

Total = 74 Condominiums - All Units Will Be For Sale

"This property as shown on the Plan has been held intact since [illegible]. No known 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."

D. PARKING
RESIDENTIAL
Required: 66 (2 BR Units) x 1.5 = 99 Spaces
8 (3 BR Units) x 2.0 = 16 Spaces
Total 115 Spaces
Total Parking Proposed: ~~130~~ 132 (includes ~~6~~ 5 Handicap Spaces) (24 are garage spaces)
SYNAGOGUE
Required: 1 Space Per 4 SEATS x 400 = 100 Spaces
Total Parking Proposed: 246 (includes 4 Handicap Spaces)
OVER ALL TOTAL PARKING PROPOSED (BOTH USES): 376 SPACES

E. Open Space:
Required: 1.1 Acres ± (74 units x 650 S.F./unit = 1.1 Ac.±)
Proposed: 1.78 AC±
All open space will be owned and maintained by the Condominium Association. (No areas under one-half acre, no storm water management areas or areas within 35' of any window are included in calculation.)

6. UTILITIES: Public water and sewer will be provided.

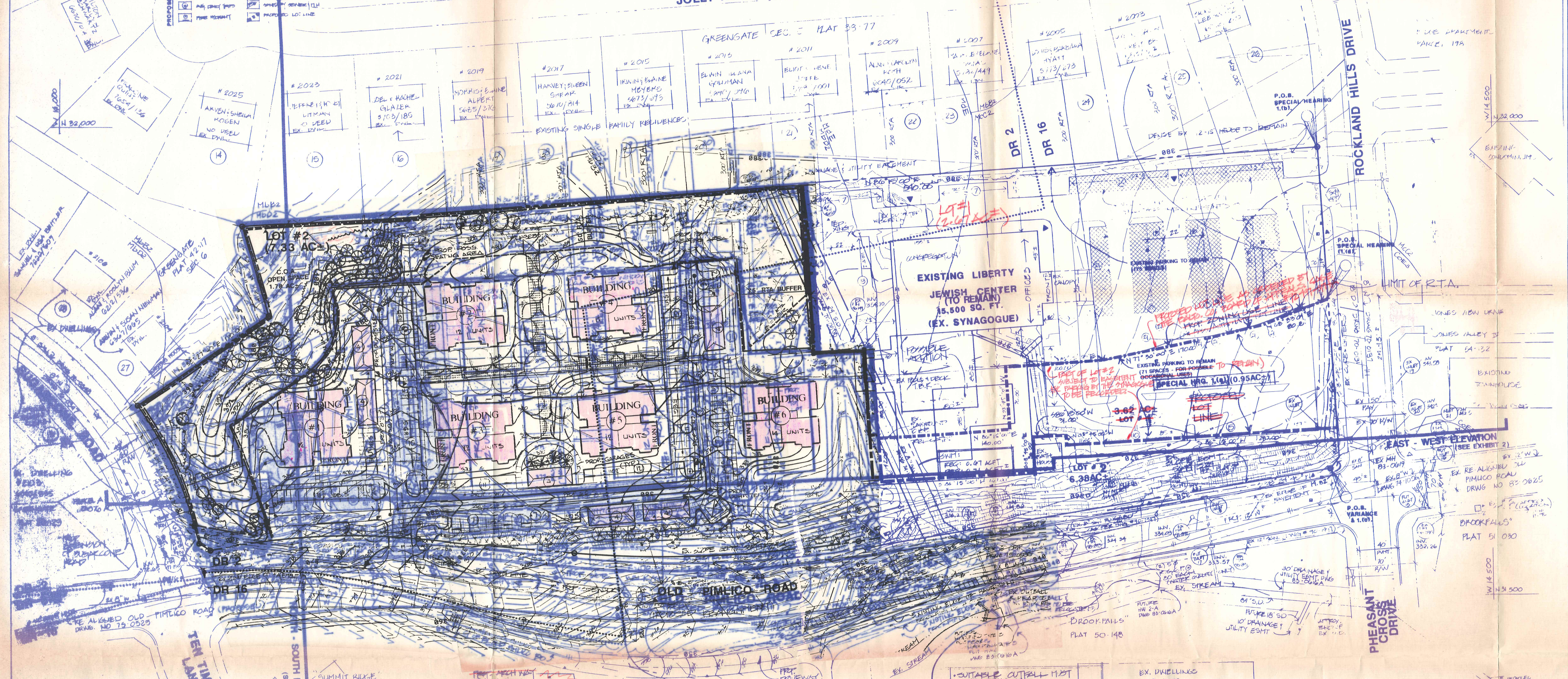
7. USE: The existing use is Religious Center.
The proposed use is 74 Unit Condominium and Religious Center.
(THIS SYNAGOGUE IS FOR RELIGIOUS USE ONLY. IT'S FACILITIES WILL NOT BE FOR RENT TO THE GENERAL PUBLIC.)

SUMMIT PARK formerly known as L.J.C. | CRG #: | PLANNING #: III-349

L.J.C.
PLAT TO ACCOMPANY C.R.G. PLAN • VARIANCE • SPECIAL HEARING

SUMMIT PARK (formerly known as LJC)

PLANNING No. III-___ PUBLIC SERVICES C.R.G. No. ___ ELECTION DISTRICT No. ___ BALTIMORE COUNTY, MD.



SCHEMATIC BLDG. ELEVATION

CASE NO. 92-497-SPHA

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of August, 1992 that the Petition for Special Hearing requesting approval of the following: a) that land not dedicated to a particular use can be available for density purposes on a mixed use site; (b) that the church/synagogue and its parking complies to the extent possible with Residential Transition Area (RTA) requirements and is compatible with the character and general welfare of the surrounding community, pursuant to Section 1B01.1.B.1.c.6 of the Baltimore County Zoning Regulations (B.C.Z.R.); and (c) the removal of the special exception relief granted in prior Case 74-265-X for a country club use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the restrictions set forth hereinafter; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 409.4 of the B.C.Z.R. to permit direct access from certain offstreet parking spaces to vehicular travelways due to site limitations and RTA buffer requirements for the existing synagogue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Prior to the issuance of any permits, Petitioners shall submit a Landscape Plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to this Office for inclusion in the case file prior to the issuance of any permits.

3) Compliance with all CRG comments or a waiver therefrom.

4) There shall be no further density associated with that portion of Lot 1 that was transferred to Lot 2, which has been marked with a hatched line on Petitioner's Exhibit 1.

5) When applying for any permits, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

SOILS LIMITATIONS

TYPE:	CLASS:	HOMES WITH BASEMENTS:	STREETS AND LOTS:
Av	D	Severe: High Table; Flooding Hazard	Severe: High Water Table; Flooding Hazard
Co E3	D	Severe: Less than 20" to Rippable Bedrock	Severe: Less than 20" to Rippable Bedrock
Gn B	C	Severe: High Water Table	Severe: High Water Table
Mb B2	B	Slight	Moderate: Slope
Mb D2	B	Severe: Slope	Severe: Slope
Mc C2	B	Moderate: Slope	Severe: Slope
Md E	B	Severe: Slope	Severe: Slope

S.W.M.

SWM POND SIZE -
REQ: 0.67 ACFT
PROP.: 0.74 ACFT ±

Storm Frequency	Q- Existing	Qu- Uncontrolled	Qo- Allowable	Q1- Proposed
2 Year	16.31	"B" "C" 8.51; OFF-SITE - 3.16	4.64	13.59
10 Year	35.93	"B" "C" 15.88; OFF-SITE - 3.40	16.65	27.11
100 Year	57.88	"B" "C" 24.05; OFF-SITE - 3.36	30.47	41.67

SCALE: 1" = 50'
0 10 25 50 100 200
NORTH

L.J.C. ZONING HEARING REQUESTS: (GRANTED 8-19-92 - SEE CASE NO. 92-497)

1. Special Hearing to:
(a) allow land not dedicated to a particular use to be available for density purposes on a mixed use site.
(b) find in accordance with Section 1B01.1.b.1.c.6 (B.C.Z.R.) that the RELIGIOUS CENTER complies to the extent possible with R.T.A. use requirements, and is compatible with the character & general welfare of the surrounding community.
(c) remove Special Exception 74-265-x.

2. Variance from Section 409.4 to allow offstreet parking spaces with direct access to vehicular travelways.

REDLINED CRG PLAN; FOR CRG APPVL. NOTE FOR SHI AND GAR VAR.
NEEDS REVISIONS FOR ZONING.

EXHIBIT 3

REVISIONS 3-2-92: SUGARCONE RD, [illegible] SIGHT LINE, [illegible] VICINITY MAP, PARKING NOTE, BLDG. [illegible], PARKING, [illegible] OPEN SPACE, RTA [illegible], [illegible] AREA, [illegible] USE AREA, SCHEMATIC PLANTING PLAN [illegible] (Sheet 2 of 2) NOTES: #5, #10, #14, #21, #25, [illegible] REVISIONS: 3-23-92 ADD EX. OUTFALL [illegible] 4-21-92: NOTES #[illegible], #23, #26, #27, PLANTING CALC, REC & PARK NOTE, LAYOUT, STOCKPILE NOTE, SWM, [illegible] POSS. ADDITION, LOT LINES, ZONING USE LINE [illegible] SWM COMPS, RELOCATE EX. OUTFALL 6-1-92: PROP. ZONING USE LINE, NOTE #5C [illegible] 6-8-92: MOVE LOT #1 LINE, REMOVE RTA EASEMENT NOTE, NOTES #5C, #21, [illegible] FOR SPEC. HRGS. & VARIANCE [illegible] NEEDLE, DRIVEWAY, 12' W [illegible] AREA [illegible]

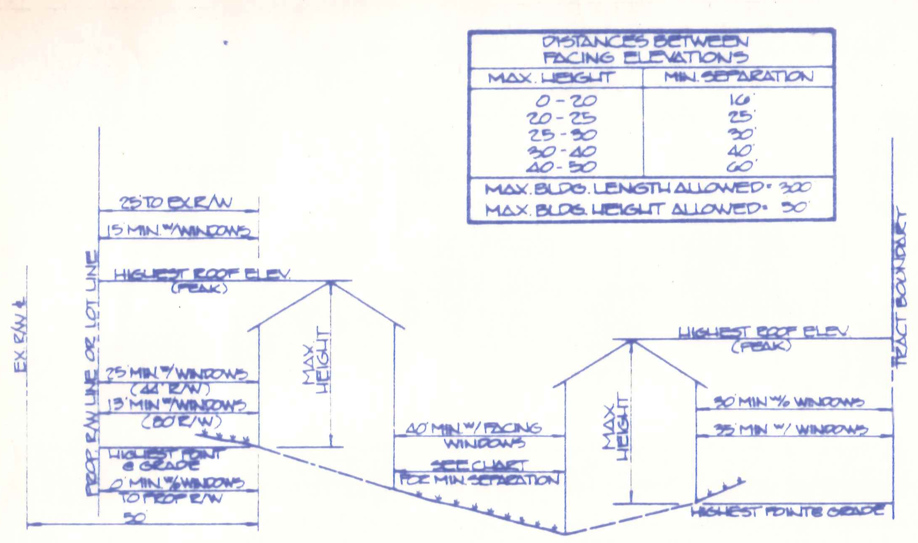
DATE: JANUARY 1992
SCALE: 1" = 50'-0"
C.I. 2'
DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:

STATE OF MARYLAND ALAN E. SCOTT REGISTERED LANDSCAPE ARCHITECT NO. 854

DST&A
D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 944-ENGR (301) 944-3647

PROJECT No. 281
SHEET No. 1 OF 2

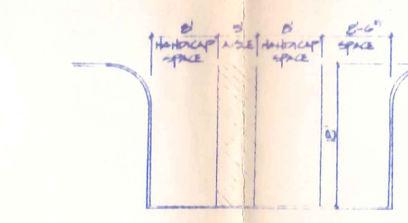
PRE CRG: 3-16-92 CRG: 3-26-92 CONT CRG: [illegible]



ELEVATION, SETBACK, HEIGHT TO HEIGHT RELATIONSHIP DETAIL

NOT TO SCALE

DISTANCES BETWEEN FACING ELEVATIONS	
MAX. HEIGHT	MIN. SEPARATION
0 - 20	16'
20 - 25	25'
25 - 30	30'
30 - 40	40'
40 - 50	60'
MAX. BLDG. LENGTH ALLOWED = 300	
MAX. BLDG. HEIGHT ALLOWED = 50	



PARKING SPACE DETAIL

NTS

SITE HISTORY:

SPECIAL EXCEPTION: CASE No. 74-265X FOR A COUNTRY CLUB GRANTED 9-18-74

SUBJECT TO:

1. PROPERTY SHALL BE USED FOR THE OPERATION OF A PRIVATE COUNTRY CLUB.
2. THERE SHALL BE NO 'PUBLIC BAR' OR 'OFF SALE PACKAGE STORE' FOR THE SALE OF ALCOHOLIC BEVERAGES.
3. INGRESS & EGRESS TO BE RETAINED OFF PHEASANT CROSS RD. & ONE ADDITIONAL ACCESS OFF RELOCATED OLD PIMLICO RD., BUT NO THRU TRAFFIC FROM SITE INTO GREENGATE DEVELOPMENT
4. NEITHER ENTERING INTO AGREEMENT NOR REFRAINING FROM OBJECTING TO THE GRANTING OF THE S.E. SHALL BE DEEMED TO BE OR UNDER ANY CIRCUMSTANCES INTERPRETED TO BE A WAIVER OF ANY RIGHTS OF ANY PARTY UNDER THE PARK AGREEMENT (4877/34).
5. RESTRICTIONS & LIMITATIONS ON THE S.E. PROPERTY SHALL BE BINDING UPON MERCANTILE SO LONG AS THEY OWN THE PROPERTY.

SPECIAL HEARING: CASE NO 90-568SPHXA

1. TO PERMIT A BLG. LENGTH OF 380' ± IN LIEU OF 300'.
2. LAND NOT DEDICATED TO A PARTICULAR USE TO BE AVAILABLE FOR DENSITY PURPOSES ON A MIXED USE SITE

VARIANCE: TO PERMIT A BLDG. HT. OF 68'± IN LIEU OF 50' IN A DR-2 & IN LIEU OF 60' IN A DR-16 ZONE

REQUESTS WERE WITHDRAWN 11-13-89. THE CASE WAS DISMISSED 8-9-90.

8. EXISTING: There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on this site.

9. ROADS AND EASEMENTS: Existing and Proposed Roads and Easements are shown on the Plan.

10. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore County Comprehensive Manual of the Development Policy.

Condominium

Average Daily Trips = 74 units x 6.5 = 481

SYNAGOGUE: 10.6 ADT/1000SF = 164 ADT

11. STORM WATER MANAGEMENT: Storm water management will conform to Baltimore County Standards.

12. GRADING: Grading shown is schematic only.

13. VEGETATION: Existing vegetation will be retained in areas not needed for construction or grading. Existing vegetation consists of woods, meadows and lawn.

14. SIGHT LINES: Proposed sight lines are shown on Plan and will be KEPT PERMANENTLY cleared and graded to ensure unobstructed sight.

15 STORAGE TANKS: There are no known underground storage tanks on site.

16. REFERENCES: Boundary and topography is from a Survey prepared by D.S.THALER & ASSOCIATES, INC., dated November 1988.

17. Sidewalks shall be provided on all public roads.

18. All offsite dwellings and small lots of record (less than 2 acres) that create a RTA onsite are shown with required 300' and 250' arcs.

19. Storm water management facility shall be screened from adjacent residential properties.

20. 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 run-off. This will include draining roof down spouts and drives into storm drains.
b. Stabilization of disturbed areas in accordance with approved sediment control practices.
c. Provide for geotechnical assistance with on-site inspectors as required.

21. LIGHTING: Proposed lighting is shown as ▲
Light standards in R.T.A.'s will be a maximum of 14' tall.
Lighting in R.T.A.'s will be directed so as not to spill onto offsite residences.

22. SIGNAGE: All signs existing and proposed will comply with Section 413 (B.C.Z.R.) and all zoning sign policies.

23. PARKING and STRIPING: All parking, maneuvering areas will be paved with macadam.

24. **"ALL OFF-SITE DWELLINGS AND SMALL LOTS OF RECORD (LESS THAN 2 ACRES) THAT CREATE A R.T.A. ON-SITE ARE SHOWN WITH THE REQUIRED 300 FT. AND 250 FT. ARCS."**

25. **ALL PARKING FOR RESIDENTIAL USES WILL BE RESTRICTED TO THE 130 SPACES IMMEDIATELY ADJACENT TO THE CONDOMINIUM UNITS. NO RESIDENTIAL PARKING WILL BE PERMITTED IN THE LIBERTY JEWISH CENTER PARKING LOT.**

26. School Information:
School District: SUMMIT PARK
School Capacity: 274
1991-1992 Enrollment: 293-328

Estimated Pupil Yield:
Elementary: 11
Middle: 9
High School: 10

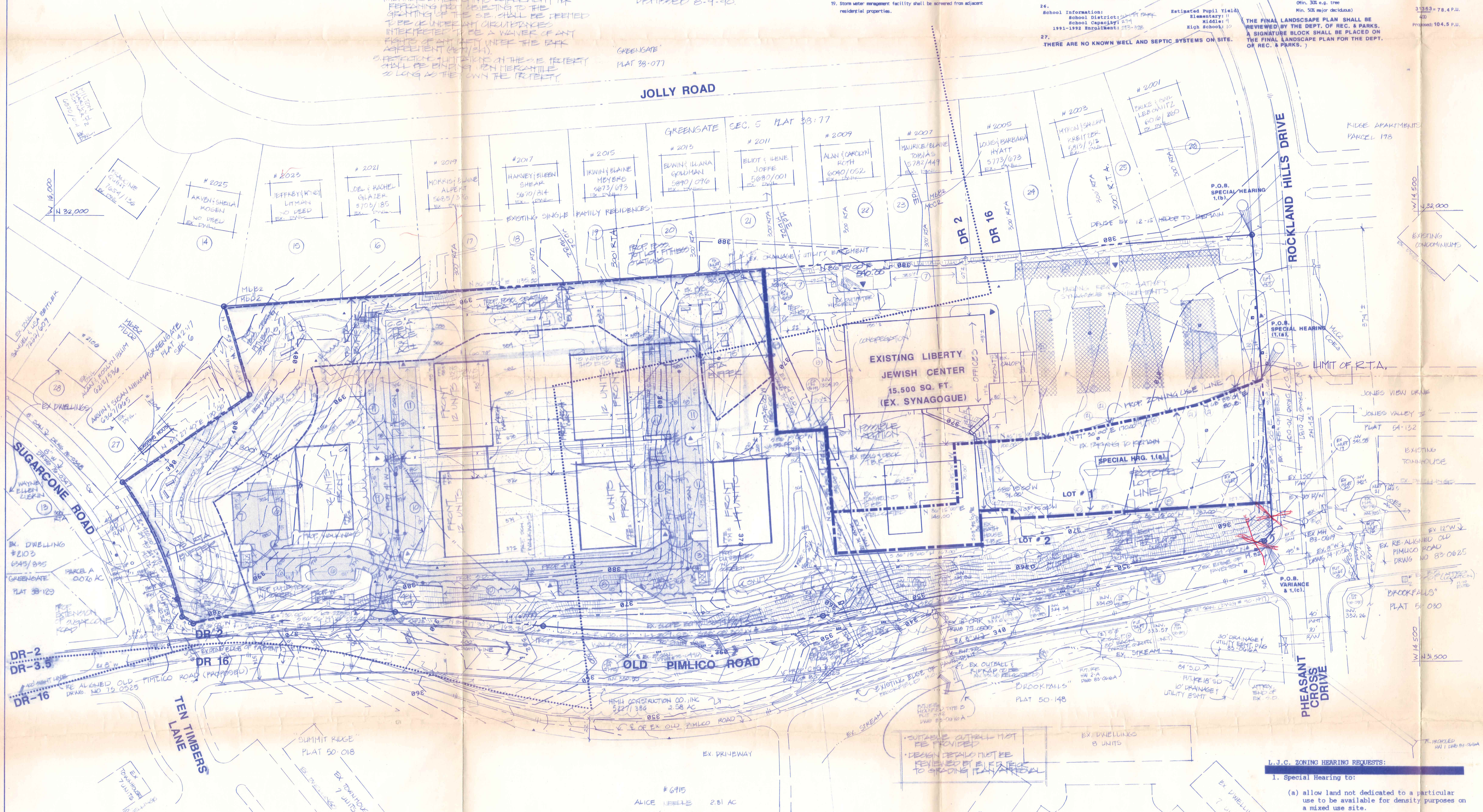
27. **THERE ARE NO KNOWN WELL AND SEPTIC SYSTEMS ON SITE.**

Landscape planting as specified in the Baltimore County Landscape Manual, adopted October 1, 1990. (SEE SHEET 2 OF 2)

P.U. = 1 planting unit
1 P.U. = 1 major deciduous tree or
2 minor deciduous trees or
2 evergreen trees or
5 shrubs or
500 S.F. of ground cover

	REQUIRED:		PROPOSED:
ADJACENT ROAD:	1 P.U./40 L.F. (Min. 75% major deciduous)	1500 ÷ 40 = 52 P.U.	52 P.U.
INTERIOR ROADS:	1 P.U./20 L.F. (Min. 75% major deciduous)	1040 ÷ 20 = 37.5 P.U.	37.5 P.U.
SCREEN OF PARKING LOTS FROM ADJACENT PUBLIC R/W.	Class 'B' screen 1 P.U./15 L.F. (Min. 3' Ht. at maturity. Min. 18" at installation.)	220 ÷ 15 = 14.6 P.U.	14.6 P.U.
SCREEN OF DUMPSTERS:	Class 'A' screen 1 P.U./ 15 L.F. (Min. 5' Ht. at maturity. Min. 30" Ht. at installation.)	230 ÷ 15 = 15.3 P.U.	15.3 P.U.
STORMWATER MANAGEMENT:	If side slopes are > 4:1, Class 'A' screen 1 P.U./15 L.F. (Min. 5' Ht. at maturity.) Min. 30" Ht. at installation.)	140' ÷ 15 = 9.3 P.U.	9.3 P.U.
RTA:	Area of buffer S.F. / 400 S.F. = No. of P.U. (Min. 30% e.g. tree Min. 50% major deciduous)	73,181 S.F. / 400 = 182.9	Area of Retained Tree Canopy S.F. / 400: 31363 / 400 = 78.4 P.U. Proposed: 104.5 P.U.

(THE FINAL LANDSCSAPE PLAN SHALL BE REVIEWED BY THE DEPT. OF REC. & PARKS. A SIGNATURE BLOCK SHALL BE PLACED ON THE FINAL LANDSCAPE PLAN FOR THE DEPT. OF REC. & PARKS.)



LEGEND

EXISTING			
CONTOUR	SLOPES ≥ 25%	WATER	
ROAD	SOILS	FIRE HYDRANT	
TRACT BOUNDARY	SANITARY SEWER	EASEMENT	
ZONING LINE	STORM DRAIN	WETLANDS	

PROPOSED		
CONTOUR	WATER	75' RTA BUFFER
STREET LIGHT	STORM DRAIN & M.H.	
AVG. DAILY TRIPS	SANITARY SEWER & M.H.	
FIRE HYDRANT	PROPOSED LOT LINE	

SOILS LIMITATIONS

TYPE:	CLASS:	HOMES WITH BASEMENTS:	STREETS AND LOTS:
Av	D	Severe: High Table; Flooding Hazard	Severe: High Water Table; Flooding Hazard
Co E3	D	Severe: Less than 20" to Rippable Bedrock	Severe: Less than 20" to Rippable Bedrock
Gn B	C	Severe: High Water Table	Severe: High Water Table
Mb B2	B	Slight	Moderate: Slope
Mb D2	B	Severe: Slope	Severe: Slope
Mc C2	B	Moderate: Slope	Severe: Slope
Md E	B	Severe: Slope	Severe: Slope

S.W.M.

Storm Frequency	Q- Existing	Qu Uncontrolled	Qo- Allowable	Q1- Proposed
2 Year	16.31	"B" "C" 8.51 OFF-SITE - 3.16	4.64	13.59
10 Year	35.93	"B" "C" 15.88 OFF-SITE - 3.40	16.65	27.11
100 Year	57.88	"B" "C" 24.05 OFF-SITE - 3.36	30.47	41.67

EX. SEPTIC FIELD

EX. RESIDENCE EX. DWL.

EX. GARAGE

SCALE: 1" = 50'

0 10 25 50 100 200

NORTH

L.J.C. ZONING HEARING REQUESTS:

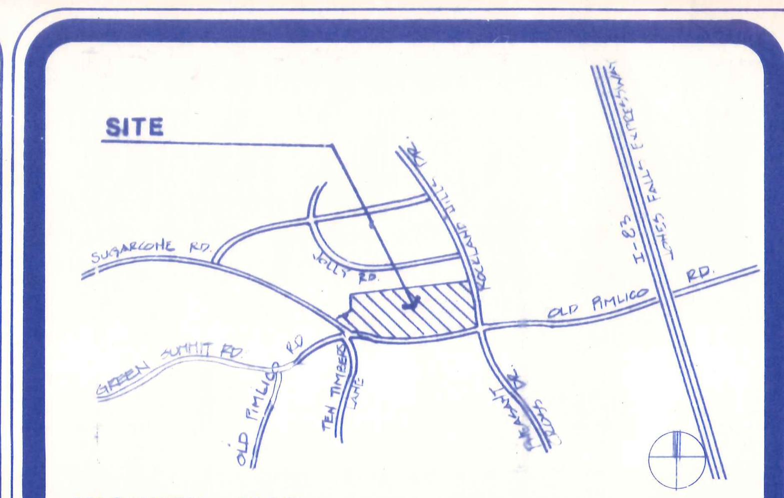
1. Special Hearing to:

(a) allow land not dedicated to a particular use to be available for density purposes on a mixed use site.

(b) find in accordance with Section 1B01.1.b.1.c.6 (B.C.Z.R.) that the RELIGIOUS CENTER complies to the extent possible with R.T.A. use requirements, and is compatible with the character & general welfare of the surrounding community.

(c) remove Special Exception 74-265-x.

2. Variance from Section 409.4 to allow offstreet parking spaces with direct access to vehicular travelways.



VICINITY MAP SCALE: 1" = 1000' NORTH

OWNER/DEVELOPER
RMS NOMINEE, INC. c/o
MR. JOEL SHER, ESQUIRE
SHAPIRO AND OLANDER
36 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(410) 385-0202

GENERAL NOTES

1. DEVELOPMENT NAME: Liberty Jewish Center

2. OWNER/ DEVELOPER: RMS Nominee, Inc.
c/o Mr. Joel Sher, Esquire
Shapiro and Olander
20th Floor, 36 S. Charles Street
Baltimore, Maryland 21201

Deed References: 5489/321

Tax Account: 1700000419

3. CRG PLAN PREPARED BY: D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21207
(410) 944-3467

ATTN: Alan E. Scoll, R.L.A.

4. GENERAL DATA: Election District: 3
Census Tract: 4036.01
Councilmanic District: 2
Watershed: 24
Subsewershed: 53
Tax Map: 69 Grid: 19 and 20

5. SITE INFORMATION:

A. Gross acreage = 11.18 Ac± Gross acerage includes:
Net acreage = 10.00 Ac± 30' of R/W of Rockland Hills Drive, 30' of R/W of re-aligned Old Pimlico Road and 30' of R/W of Sugarcone Road

B. Zoning

Existing Zoning: DR-2 4.23Ac.± (Net) 4.65Ac.± (Gross)
DR-16 5.77Ac.± (Net) 6.53Ac.± (Gross)

C. Density Calculations
Land set aside for Synagogue:
DR 2 0.34Ac.±
DR 16 2.40Ac.±
Total 2.71 Ac.±

	LOT #1	LOT #2	TOTAL
NET LOT AREA	3.62	6.38	10.00 AC±
NET ZONING USE AREA	2.67 AC±	7.33 AC±	10.00 AC±

Density on remaining tract: 4.31 Ac.± x 2 = 8.62 Dwelling Units
4.16 Ac.± x 16 = 66.6 Density Units

Proposed Density:
Assume 8 Dwelling Units = 8 @ 3-BR Units = 8 dwelling units
Assume 66 Density Units =

= 66 @ 2-BR Units = (66 x 1 = 66 density units)

Total = 74 Condominiums - All Units Will Be For Sale

"This property as shown on the Plan has been held intact by the ownership shown since 1988 (according to tax map.) No known 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."

D. PARKING

RESIDENTIAL
Required: 66 (2 BR Units) x 1.5 = 99 Spaces
8 (3 BR Units) x 2.0 = 16 Spaces
Total 115 Spaces

Total Parking Proposed: 130 (includes 5 Handicap Spaces)

SYNAGOGUE
Required: 1 Space Per 4 Congregants x 400 = 100 Spaces

Total Parking Proposed: 246 (includes 4 Handicap Spaces)

E. Open Space:

Required: 1.1 Acres ± (74 units x 650 S.F./unit = 1.1 Ac.±)
Proposed: 1.34 AC±

All open space will be owned and maintained by the Condominium Association. (No areas under one-half acre, no storm water management areas or areas within 35' of any window are included in calculation.)

6. UTILITIES: Public water and sewer will be provided.

7. USE: The existing use is Religious Center.
The proposed use is 74 Unit Condominium and Religious Center.

L.J.C. CRG #: PLANNING #: III-349

92-497-SPHA

L.J.C. C.R.G. PLAN

PLAT TO ACCOMPANY • VARIANCE • SPECIAL HEARING

BALTIMORE COUNTY, MD.

PLANNING No. III-349

PUBLIC SERVICES C.R.G. No.

ELECTION DISTRICT No.

#527

PRINTED JUN 17 1992 D. S. THALER & ASSOCIATES, INC.

REVISIONS 3-20-92: SUGARCONE RD INF.; SIGHT LINES; BUS STOP; VICINITY MAP; PARKING NOTE; BLDG LOCATIONS; PARKING; WALKWAY; HOUSE; OPEN SPACE; EX. DM.; ADT; SYNAGOGUE AREA; DUMPSTER; USE AREAS; SCHEMATIC PLANTING PLAN & SECTIONS (Sheet 2 of 2); NOTES: #5, #10, #14, #21, #25, SITE HISTORY, SPECIAL HEARINGS REQUIRED. 3-23-92: ADD EX. OUTFALL NOTE. 4-24-92: NOTES #5, #10, #25, #26, #27; PLANTING CALC; REC. & PARK NOTE, LAYOUT, STOCKPILE NOTE; SWM; O.S.; BLDG ADDITION; LOT LINES; ZONING USE LINE; 2 PIPES-OLD PIM. RD; SWM COMPS; RELOCATE EX. OUTFALL. 6-1-92: PROP. ZONING USE LINE; NOTE #5C. 6-8-92: MOVE LOT #1 LINE; REMOVE RTA EASEMT. NOTE; NOTES #5C, #21. 6-11-92: P.O.B. FOR SPEC. HRGS. & VARIANCE.

DATE: JANUARY 1992
SCALE: 1" = 50'-0'
C.I. 2'

DESIGNED BY:
DRAWN BY:
CHECKED BY:
APPROVED BY:

STATE OF MARYLAND ALAN E. SCOLL REGISTERED LANDSCAPE ARCHITECT NO. 854

DS&A

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS
SURVEYORS LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 944-ENGR (301) 944-3647

PROJECT No. 1281

SHEET No. 1 OF 2

PRE CRG: 3-16-92 CRG: 3-26-92 CONT CRG:

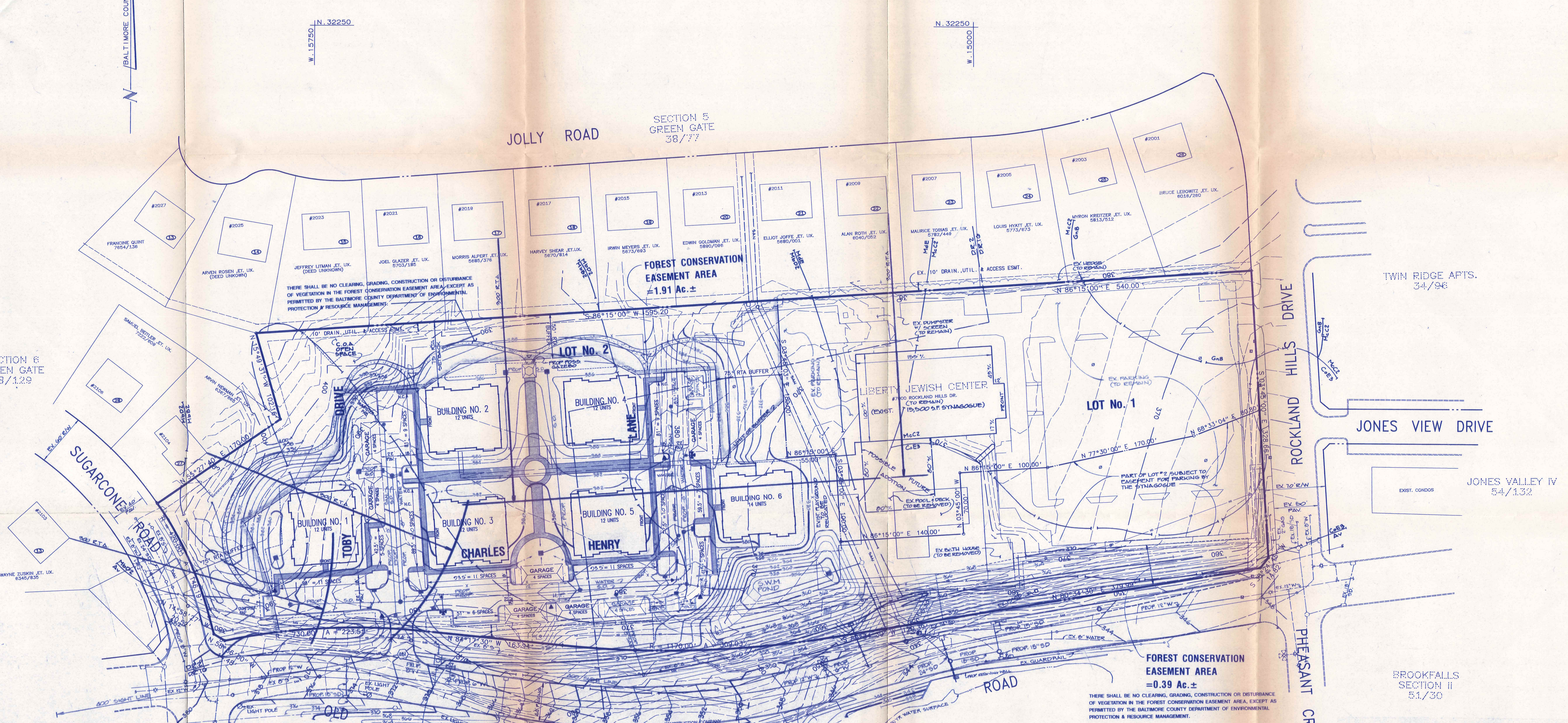
A & E INC BALTIMORE

155766

BUILDINGS SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS. (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.)

ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

THERE IS NO 100 YEAR FLOODPLAIN AREA CONTAINED ON LOT 1 OR LOT 2.



CASE NO. 92-497-SPHA

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of July, 1994, that the Petition for Variance from Section 400.1 of the Baltimore County Zoning Regulations to permit accessory buildings to be located in the front and side yards of the proposed apartment buildings, and additionally, for any corner lots, to permit such accessory buildings to be located outside the third of the rear yard farthest removed from the street and to permit the accessory building to occupy more than 50% of such third, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition of Special Hearing to amend the Order and Site Plan approved by the Deputy Zoning Commissioner in Case No. 92-497-SPHA be and is hereby GRANTED, subject to the following restriction:

(1) The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at such time is at their 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 relief granted herein shall be rescinded

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

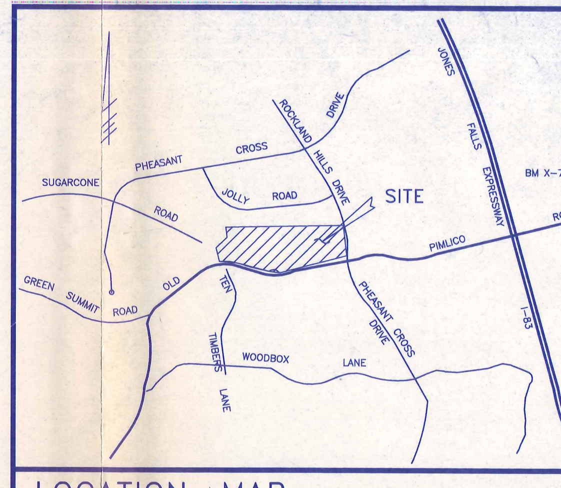
ANY FOREST CONSERVATION EASEMENT AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

Landscape planting as specified in the Baltimore County Landscape Manual, adopted October 1, 1990.

P.U. = 1 planting unit
1 P.U. = 1 major deciduous tree or
2 minor deciduous trees or
2 evergreen trees or
5 shrubs or
500 S.F. of ground cover

	REQUIRED:		PROPOSED:
ADJACENT ROAD:	1 P.U./40 L.F. (Min. 75% major deciduous)	1500'+ - 40 = 52 P.U.	52 P.U.
INTERIOR ROAD:	1 P.U./20 L.F. (Min. 75% major deciduous)	990'+ - 20 = 49.5 P.U.	49.5 P.U.
SCREEN OF PARKING LOTS FROM ADJACENT PUBLIC R/W:	Class 'B' screen 1 P.U./15/ L.F. (Min. 3' Ht. at maturity. Min. 18" at installation)	430'+ - 15 = 28.6 P.U.	28.6 P.U.
SCREEN OF DUMPSTERS:	Class 'A' screen 1 P.U./15 L.F. (Min. 5' Ht. at maturity. Min. 30" Ht. at installation)	65'+ - 15 = 4.3 P.U.	4.3 P.U.
RTA:	Area of buffer (S.F.)/ 400 S.F. - No. of P.U. (Min. 30% evergreens, Min. 50% major deciduous)	71874 s.f. = 400 = 179.6 P.U.	

Area of Retained Tree Canopy to be determined after grading plans are submitted. Credit may be requested for Final Landscape Plan.



LOCATION MAP

SCALE: 1" = 1000'

BENCH MARK : X-7009
GALV. SPIKE IN ℄ OF OLD PIMLICO ROAD
ELEV. = 293.258 N.32049.68 W.12281.16

GENERAL NOTES

All units shown hereon are for sale.

There are no known critical areas, archaeological sites, endangered species habitats, historic buildings, underground tanks, or hazardous materials on the site.

Existing land use is religious center and vacant, proposed use to be condominium and religious center (this synagogue is for religious use only. It's facility will not be for rent to the general public).

A Landscape Plan is required and will be submitted and approved in accordance with the Baltimore County Landscape Manual prior to issuance of any building or grading permits. Plan will clearly identify all trees that will be preserved along with the methods of protection during construction.

The Final Landscape Plan shall be reviewed by the Department of Recreation and Parks.

Any site amenity shown on this plan is conceptual in nature. Final design will be provided on the Final Landscape Plan.

All proposed roads and utilities are to be private connecting to public facilities.

Public water and sewerage is available and will be provided to the site. There are no proposed well or septic areas on the site.

Sidewalks are required for this project.

All parking spaces will be a minimum of 8.5' x 18'.

All parking for residential uses will be restricted to the 131 spaces immediately adjacent to the condominium units. No residential parking will be permitted in the existing Liberty Jewish Center parking lot.

Roads with 22' paving will be posted as "Fire Lanes - No Parking" except at designated perpendicular parking spaces.

The areas between the sight line and the edge of pavement to be kept free of sight obstructions. Slopes and vegetation shall be graded and kept permanently cleared to ensure the specified unobstructed sight distance.

Average Daily Trips: (shown on plan as (000))
Synagogue: 15000 sf x 22.5 trips/1000 sf = 349 adts
Condominiums: 74 units x 6.5 trips/unit = 481 adts

Street lights shown thusly: ▲
Mounting height to be 14'. Lighting in RTAs will be directed so as not to spill onto offsite residences. (Mounting height in RTA to be 16' max.)

Stormwater management is required and will be managed by a pond in the location shown on the Plan. Facility shall be screened from adjacent residential properties.

All offsite dwellings within 300' and all off-site lots of record less than two acres that create an RTA onsite are shown.

Buffers are required in Residential Transition Areas. Existing planting will be suplemented to satisfy buffer requirements if necessary.

See "Elevation and Setback" detail for setback requirements.

If drainage, utility and access easements are fenced, at least five (5) feet must remain open for pedestrian access.

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

C.O.A. designated open space shall be owned and maintained by the Condominium Owner's Association.

Copy of covenants assuring ownership and maintenance of open spaces in perpetuity by a C.O.A. must be submitted and approved by the Department of Recreation and Parks.

Existing vegetation to remain where possible in areas not requiring construction or grading. Existing vegetation consists of woods, meadows, and lawn. Approximate clearing limits subject to final grading plan. No warranty is made that any trees shown hereon shall remain (see Final Landscape Plan).

Temporary boundary markers and tree protection devices shall be installed coincidentally with the limits of disturbance prior to any clearing or grading.

Grading shown is schematic only. Final grading subject to final utility construction drawings and grading plan.

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 run-off.
b. Stabilization of disturbed areas in accordance with approved sediment control practices.
c. Provide for geotechnical assistance with on-site inspectors as required.

DEED REFERENCE: 7943/162
TAX ACCOUNT NO: 17-00-000419
ELECTION DISTRICT: 3rd
COUNCILMANIC DISTRICT: 2nd
CENSUS TRACT: 4036.01
WATERSHED: 24
SUBWATERSHED: 53

School Information:

District: Summit Park
Capacity: 274
91' - 92' Enrollment: 293 - 328
Estimated Pupil Yield: Elementary = 11
Middle = 9
High = 10

This property as shown on the Plan has been held intact by the ownership shown since 1968. No known part of the gross area of this property as shown on the Plan has ever been utilized, recorded or presented as density to support any off-site dwellings.

This Final Development Plan complies with the CRG Plan and all CRG comments.

SITE HISTORY

SPECIAL EXCEPTION : CASE NO. 74-265X
For a country club granted 9/18/74
Subject To:
1. Property shall be used for the operation of a private country club.
2. There shall be no 'public bar' or 'off sale package store' for the sale of alcoholic beverages.
3. Ingress and egress to be retained off Pheasant Cross Road and one additional access off relocated Old Pimlico Road, but no thru traffic from site into Greengate Development.
4. Neither entering into agreement nor refraining from objecting to the granting of the S.E., shall be deemed to be or under any circumstances interpreted to be a waiver of any rights of any party under the park agreement (4877/314).
5. Restrictions and limitations on the S.E. property shall be binding upon Mercantile so long as they own the property.

SPECIAL HEARING: CASE NO. 90-568SPHXA
1. To permit a building length of 380'+ in lieu of 300'+.
2. Land not dedicated to a particular use to be available for density purposes on a mixed use site.

Variance: to permit a building height of 68'+ in lieu of 50' in a DR-2 zone and in lieu of 60' in a DR-16 zone.

Requests were withdrawn 11/13/89. The case was dismissed 8/9/90.

SPECIAL HEARING & VARIANCE: CASE NO. 92-497-SPHA (SEE ORDER BELOW)
CRG approved 12/3/92

CRG & Special Hearing upheld by County Board of Appeals 2/18/93

SPECIAL HEARING & VARIANCE : CASE NO. 94-476-SPHA (SEE ORDER ABOVE LEFT)

CASE NO. 92-497-SPHA

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 19th day of August, 1992 that he Petition for Spcial Hearing requesting approval of the following: a) that land not dedicated to a particular use can be available for density purposes on a mixed use site; b) that the church/synagogue and its parking complies to the extent possible with Residential Transition Areas (RTA) requirements and is compatible with the character and general welfare of the surrounding community, pursuant to Section 1B01.1.B.1.c.6 of the Baltimore County Zoning Regulations (B.C.Z.R.); and c) the removal of the special exception relief granted in prior Case 74-265-S for a country club use, in accordance with Petitioner's Exhibit 1, be and is here GRANTED, subject to the restrictions set forth hereinafter; and,

IT IS FURTHER ORDERED that the Petition for Zoning Variance requesting relief from Section 409.4 of the B.C.Z.R. to permit direct access from certain offstreet parking spaces vehicular travelways due to site limitations and RTA buffer requirements for the existing synagogue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this tme at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Orer is reversed, the Petitioners would be required to return, and be responsible for returning, sais property to its original condition.

2) Prior to issuance of any permits, Petitioners shall submit a Landscape Plan for approval by the Deputy Director of Planning and the Landscape Planner for Baltimore County. A copy of the approved plan shall be submitted to this office for inclusion in the case file prior to the issuance of any permits.

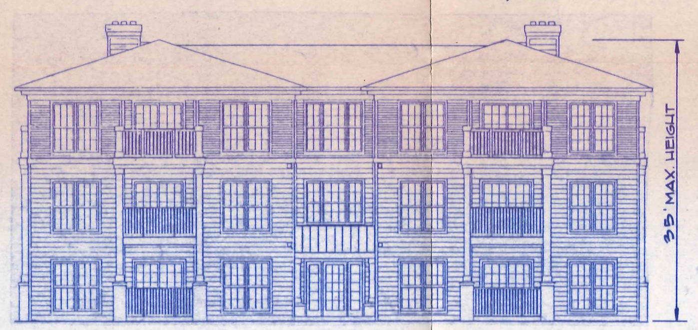
3) Compliance with all CRG comments or a waiver therefrom.

4) There shall be no further density associated with that portion of Lot 1 that was transferred to Lot 2, which has been marked with a hatched line on Petitioners Exhibit 1.

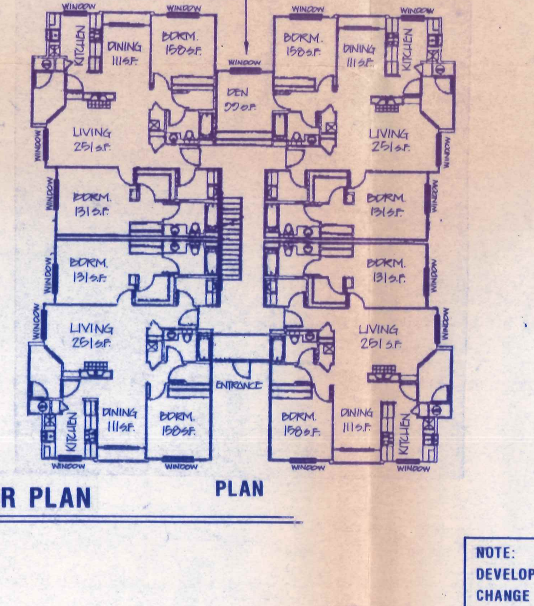
5) When applying for any permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner for
Baltimore County

AS CONFIRMED AND MODIFIED BY ORDER AND OPINION OF THE BALTIMORE COUNTY BOARD OF APPEALS, DATED 2-18-1993.



ELEVATION



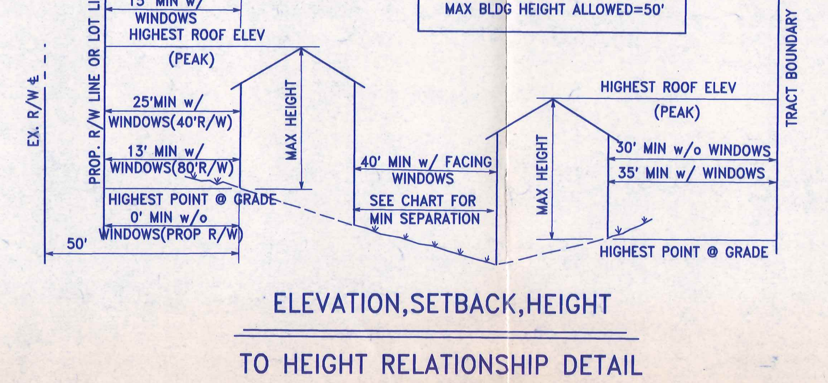
PLAN

TYPICAL BUILDING ELEVATION & FLOOR PLAN

NOT TO SCALE

IN R.T.A. CRITERIA	
FRONT	75'
SIDE	75'
REAR	150'
PARKING	75'
BUILDING HEIGHT	= 35' MAX.
BUILDING LENGTH	= 130' MAX
DISTANCE BETWEEN	= 1½ HEIGHT OF TALLEST BLDG.

DISTANCES BETWEEN FACING ELEVATIONS	
MAX HEIGHT	MIN SEPARATION
0-20	16'
20-25	25'
25-30	30'
30-40	40'
40-50	60'
MAX BLDG LENGTH ALLOWED=300'	
MAX BLDG HEIGHT ALLOWED=50'	

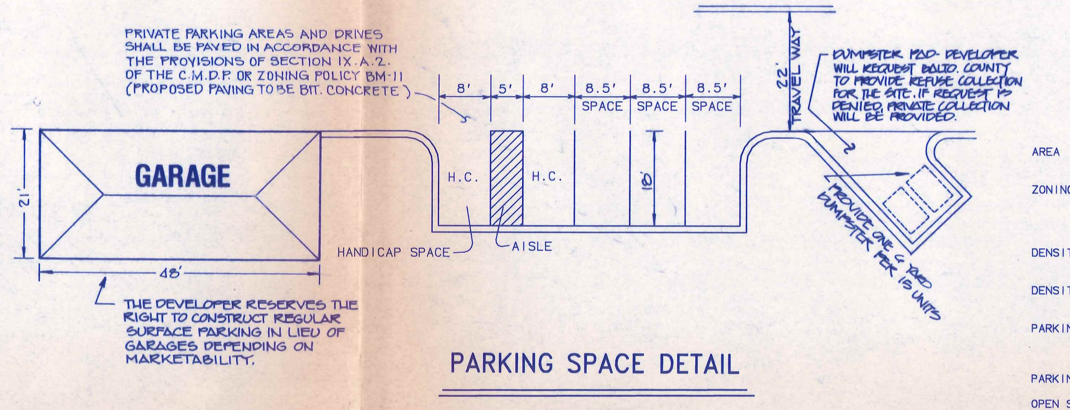


ELEVATION, SETBACK, HEIGHT
TO HEIGHT RELATIONSHIP DETAIL

NOT TO SCALE

NOTE:
DEVELOPER RESERVES THE RIGHT TO CHANGE ARCHITECTURAL DETAILS AS NECESSARY.

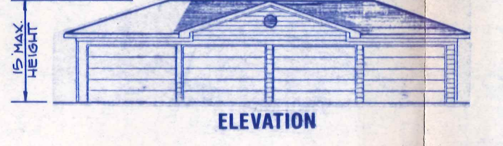
PRIVATE PARKING AREAS AND DRIVES SHALL BE PAVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION IX.A.2. OF THE C.M.D.P. OR ZONING POLICY BM-11 (PROPOSED PAVING TO BE BIT. CONCRETE)



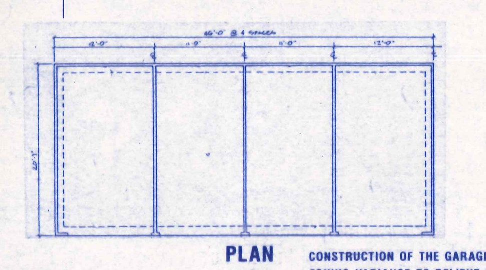
THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT REGULAR SURFACE PARKING IN LIEU OF GARAGES DEPENDING ON MARKETABILITY.

PARKING SPACE DETAIL

NOT TO SCALE



ELEVATION



PLAN

CONSTRUCTION OF THE GARAGES REQUIRE A ZONING VARIANCE TO RELIEVE NON-COMPLIANCE WITH THE BCZR. VARIANCE TO BE REQUESTED. (VARIANCE GRANTED 7-14-94 - SEE CASE Nº 92-497-SPHA)

TYPICAL GARAGE

NOT TO SCALE

SITE DATA

		LOT 1	LOT 2	TOTAL
AREA	NET	2.673 AC.	7.327 AC.	10.000 AC.
	GROSS	2.783 AC.	8.452 AC.	11.223 AC.
ZONING	D.R.2 (NET)	0.315 AC.	3.838 AC.	4.153 AC.
	D.R.16 (NET)	2.358 AC.	3.490 AC.	5.847 AC.
	D.R.2 (GROSS)	0.315 AC.	4.274 AC.	4.589 AC.
	D.R.16 (GROSS)	2.468 AC.	4.166 AC.	6.634 AC.
DENSITY ALLOWED		EX. BUILDING	8.55 + 66.66	EX.BUILDING & 75.21
DENSITY PROPOSED		EX. RELIGIOUS CENTER	74 CONDOS	EX. RELIGIOUS CENTER & 74 CONDOMINIUMS
PARKING REQUIRED		1/4 SEATS * 400 = 100 SPACES	66 * 1.5 = 99 8 * 2.0 = 16 TOTAL = 115	215 SPACES
PARKING PROPOSED		246 SPACES	129 SPACES	375 SPACES
OPEN SPACE REQUIRED		N/A	74 * 650 = 1.1 AC	1.1 ACRES
OPEN SPACE PROPOSED		-0-	1.613 AC	1.613 AC

ALL OPEN SPACE IS TO BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION

TOTAL FOREST CONSERVATION EASEMENT AREA = 2.42 Ac.± ✱

✱A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT FROM THE FOREST CONSERVATION REGULATIONS WHICH BECAME EFFECTIVE ON JANUARY 13, 1993. THE FOREST CONSERVATION EASEMENT SHOWN HEREON IS REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED.

SOILS DATA

SERIES	SOIL SYMBOL	HOMESITE LIMITATION	STREET/PARKING LIMITATIONS	HYDRO SOIL GROUP
ALLUVIAL	Av	Severe: High Table: Flooding Hazard	Severe: High Table Flooding Hazard	D
CHROME	CoE3	Severe: Less than 20" to rippable bedrock	Severe: Less than 20" to rippable bedrock	D
GLENVILLE	GnB	Severe: High Table	Severe: High Table	D
	MbB2	Slight	Moderate: Slope	B
MANOR	MbD2	Severe: Slope	Severe: Slope	B
	McC2	Moderate: Slope	Severe: Slope	B
	MdE	Severe: Slope	Severe: Slope	B

REASONS FOR 1st. AMENDMENT: 15 MAY '95

1. ADDED 2 GARAGES ON CHARLES HENRY LANE.
2. RELOCATED DUMPSTER PADS.
3. REVISED PARKING BAYS FOR ABOVE.
4. REVISED FOREST CONSERVATION EASEMENT AREA.

ON MARCH 13,1995 THE DEVELOPMENT REVIEW COMMITTEE DETERMINED THE CHANGES TO BE ELIGIBLE AS A REFINEMENT (DRC NO. 031351)

DEVELOPER

SUMMIT PARTNERS L.P.
6401 GOLDEN TRIANGLE DRIVE
SUITE 200
GREENBELT,MD. 20770
(301)220-0100

OWNER

ANSHE EMUNAH-AITZ CHAIM-TIFERETH
ISRAEL CONGREGATION , INC.
BERTRAM SCHWARTZ,PRESIDENT

RMS NOMINEE, INC.
RONALD M. SHAPIRO , PRESIDENT
c/o SHAPIRO & OLANDER
36 S. CHARLES ST.
BALTIMORE,MD. 21201
(410)385-4225

RECEIVED JUN 20 1995 BALTIMORE COUNTY ZADM/DM

OLD 6/23

JOB NUMBER: 1537
DRAWN BY: CADD/RAC
DESIGNED BY: BLC/MSV
CHECKED BY: MSV

DST&A

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS
LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER

REVISIONS

Date:	Description
26 SEPT 94	ADD 3' TO PARKING BAY @ BUILD Nº 5 TO ACCOM. VAN HC
20 APRIL 95	ADDED 2 GARAGE UNITS, RELOCATED DUMPSTER PADS, REVISED PARKING BAYS AND FOREST CONSERVATION EASEMENT

THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF Z.A.D.M. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS,THAT IT COMPLIES WITH PRESENT POLICY,DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS.ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED,SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN.UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

CRG PLAN APPROVED 12/3/92
SUBMIT REDLINE TO DRC 11/93

OFFICE OF PLANNING & ZONING
APPROVED BY :

DIRECTOR OF PLANNING DATE

DIRECTOR OF ZADM DATE

1st. AMENDED FINAL DEVELOPMENT PLAN
BROOKSTONE

(FORMERLY KNOWN AS LIBERTY JEWISH CENTER & SUMMIT PARK CONDOS)

ELECTION DISTRICT No. 3 BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'
DATE: MAY 15, 1995
SHEET 1 OF 1
FILE NO.