



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 12, 2024

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

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

Dear Mr. Mudd,

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

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

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

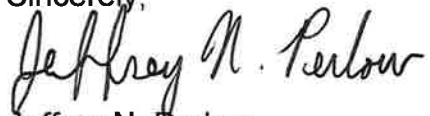
A verbatim copy of this response must be affixed to any building permit site plans prior to uploading the required documents to the building permit application online portal.

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

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

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

Sincerely,

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

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

JNP:jjk

Cc: Zoning Case Files for 1974-0157-X

Christopher D. Mudd

t 410.494.6365
f 410.821.0147
cdmudd@venable.com

December 9, 2024

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

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

Dear Mr. Perlow:

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

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

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

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

Jeffrey Perlow
December 9, 2024
Page 2

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

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

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

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

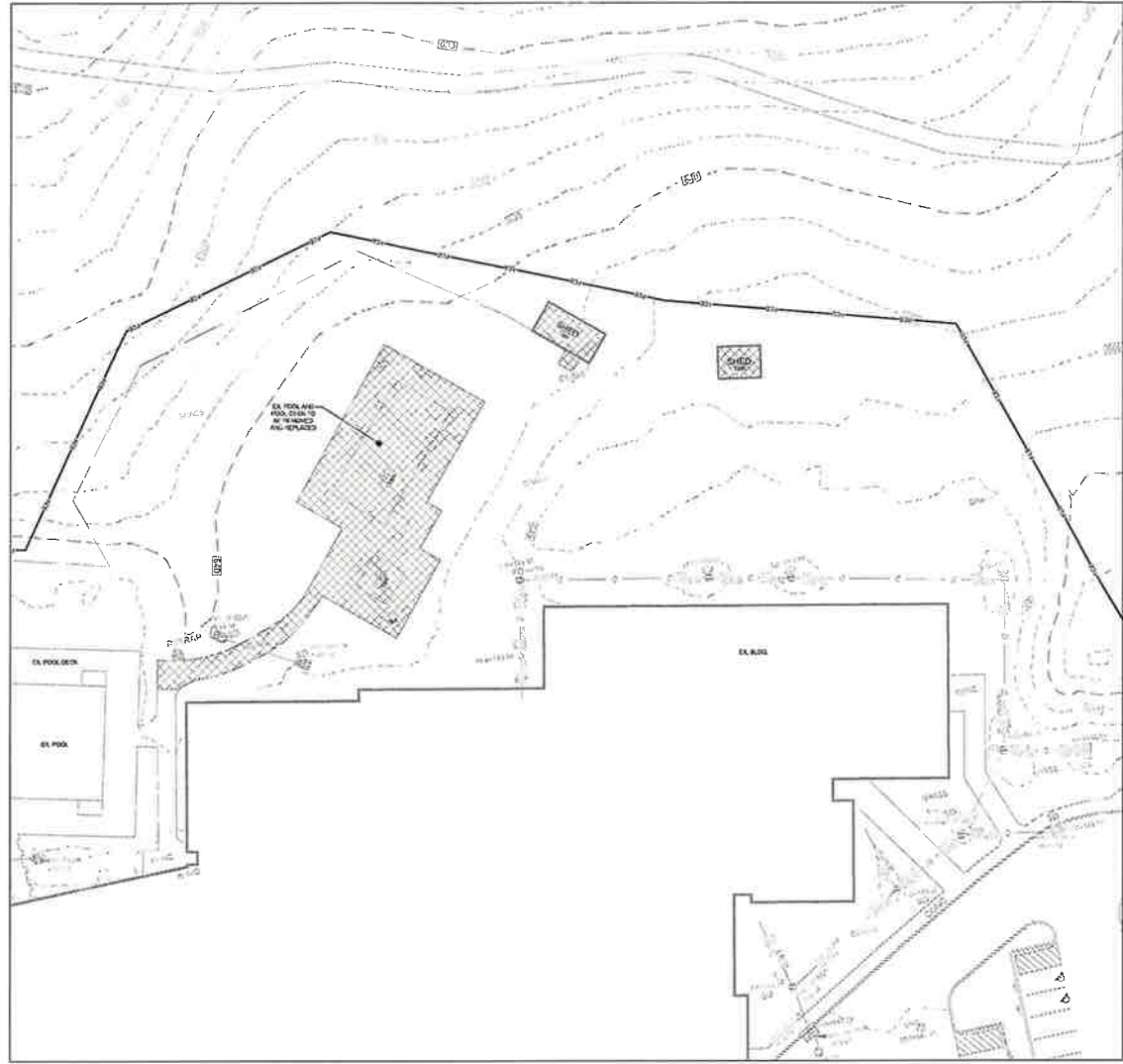
If you have any questions about this request, please feel free to contact me.

Very truly yours,

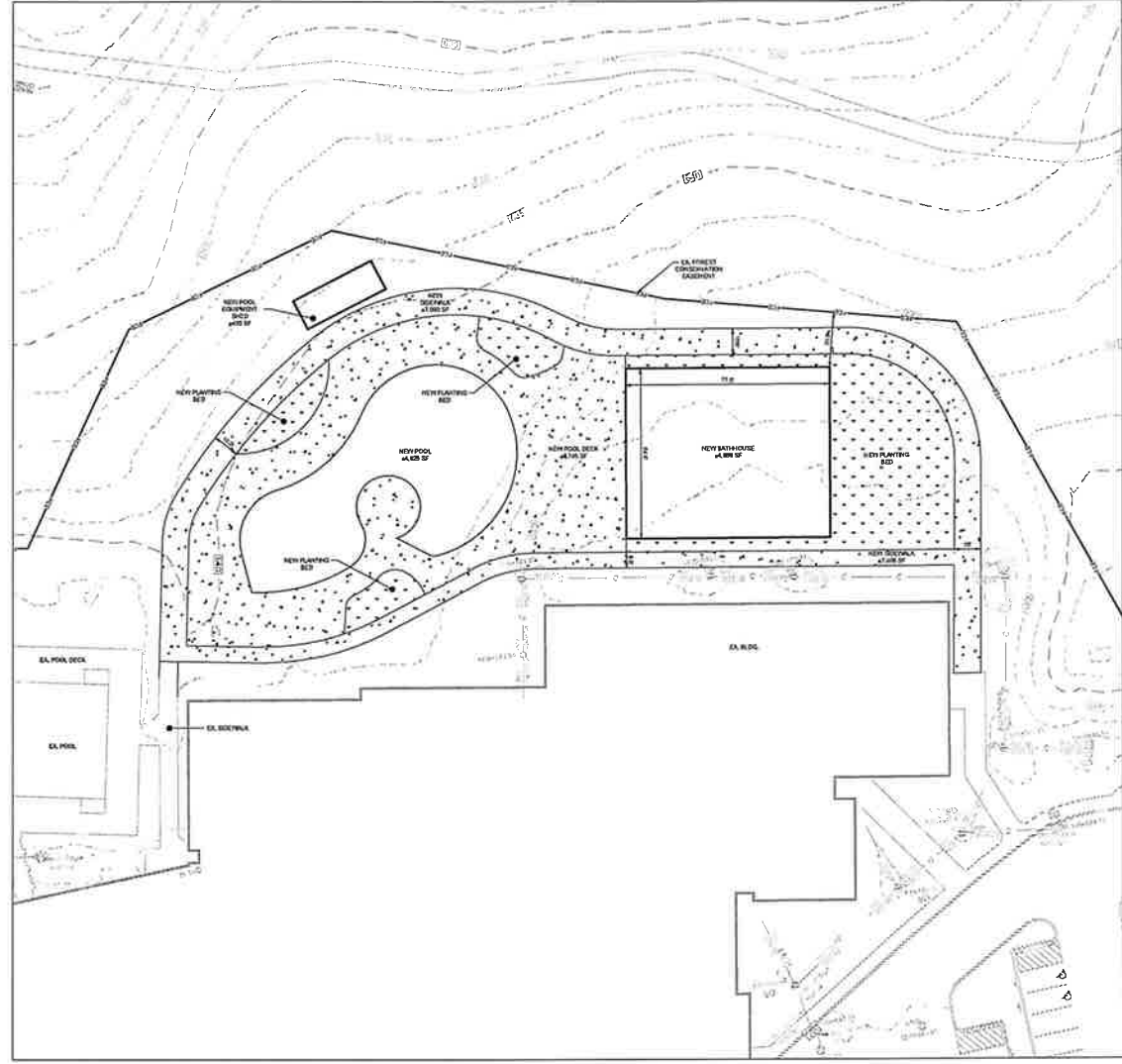

Christopher D. Mudd *CDM*

Enclosure

COUNTY APPROVAL	
DPO ITEM NUMBER _____	PAJ # _____
AMENDMENT NUMBER _____	REF. _____
PURPOSE OF AMENDMENT _____	
COMPASS JOURN. TITLE-PAGE LANDSCAPE ARCHITECT NAME: MATT BISHOP ADDRESS: 2154 HUNTERDON AVE., SUITE 305, TOWSON, MD 21204 PHONE: 410-895-3423 FAX: 410-895-3424 E-MAIL: MATT.BISHOP@COMPASSJOURNAL.COM	
	PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THE SE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3395 EXPIRATION DATE: 06/20/2026



EXISTING CONDITIONS
SCALE: 1" = 20'



PROPOSED CONDITIONS
SCALE: 1"=20'

Plan to Accompany Spirit and Intent Letter

Baltimore County, Maryland

09/03/2024

F546268

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

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

09/03/2024

Vendor #: 3094

F546268

Baltimore County, Maryland

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

February 13, 2003

Ms. Ellen B. Jarrett
Director of Housing Development
Comprehensive Housing Assistance, Inc.
5721 Park Heights Avenue
Baltimore, Maryland 21215

RE: Zoning Verification-5 gross acres (Phase II) of a proposed 25.5 acre tract (Chai Owings Mills Development), Gwynbrook Avenue and Garrison Forest Road, 4th Election District

Dear Ms. Jarrett:

Your recent letter to Arnold Jablon, Director, was forwarded to me for reply. Based on the information provided therein and my review of the available zoning records, the following has been determined:

1. The above referenced property has the current zoning classifications of D.R. 16 (Density Residential, 16 Units per Acre) according to the official Baltimore County zoning map H-14-NW.
2. Class A housing for the elderly constitutes a use permitted by right within the D.R. 16 zone, subject to the density, bulk, building separation, open space, and height and area standards of the D.R. 16 zoning classification and the requirements of Section 432 of the Baltimore County Zoning Regulations (BCZR).
3. The D.R. 16 zone would allow a maximum of 16 density units per acre (subject to the restrictions of Section 102.2, BCZR). Density for Class A housing for the elderly would be based on the gross acreage of 5 acres x 16. For Phase II, the figure appears to be a total of 80 density units. If Phase II is approved pursuant to the elderly housing regulations, the density for these units is based on a bedroom count (see attached copy of density unit definition). Each two-bedroom apartment would be equivalent to 1.00 density units and each one-bedroom apartment would be equivalent to .75 density units. This would allow for the 16 two-bedroom apartments and the 69 one-bedroom apartments proposed in your letter (equating to 67.75 density units) based on the 5 gross acres for Phase II that you indicated.

4. Please be aware, however, that the 5 gross acres for Phase II is part of a proposed integrated development of Class A housing for the elderly (400 density units on 25.5 acres of land) known as "Chai Owings Mills". As proposed, the density for this development will be spread among most of the entire 25.5 acre tract. In addition, as part of the development review process, new and updated details and information may be presented on the Final Development Plan (FDP). Therefore, it is impossible to state at this time that all of the 16 two-bedroom apartments and 69 one-bedroom apartments will ultimately be available for Phase II. That determination can only be made after zoning approval is given to the Final Development Plan (FDP) that includes the entire Chai Owings Mills development proposal.
5. Also be aware that this response applies to the zoning regulations (BCZR) and policies only and does not apply to regulations enforced by other County and State agencies.

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

Sincerely,

Jeffrey N. Perlow
Planner II
Zoning Review

Attachment

JNP

(F)



Baltimore County
Department of Permits and
Development Management

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

February 8, 2002

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

FEB 13 2002

Dear Ms McArthur:

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

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

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

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

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

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

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



02-27-02

TO BE Micro filmed with card

93-170-A

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

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

Sincerely,



John J. Sullivan
Planner II
Zoning Review

JJS/rjc

c: File

3. DEVELOPMENT NAME: The Associated, The Jewish Community Federation of Baltimore

4. APPLICANT OWNER: The Associated, The Jewish Community Federation of Baltimore
181 West Mount Airy Avenue
Baltimore, Maryland 21201
(410) 544-5158
(410) 727-4428

PROPERTY REFERENCES
DEED: #892782
TAX ACCOUNT NUMBER: 04-18-07-5925
TAX MAP: 48 GRID: 22

5. DEVELOPMENT PLAN PREPARED BY: D. E. Thier & Associates, Inc.
7118 Ambassador Road
Baltimore, Maryland 21207
(410) 944-3047

ATTN: Alan Scott

6. GENERAL DATA: Elevation District: 4
Census Tract: 4042.02
Councilmanic District: 3
Watershed: 27
Subwatershed: 87

7. SITE INFORMATION: A. Acreage: Over All Tract Boundary 158.38 AC +/- (gross); 157.1 AC +/- (Net)
Parcel for this development plan: 43.58 AC +/- (gross)

B. Zoning
Existing Zoning: DR - 1
History:
A. 11-23-73 - Petition filed for Special Exception for a community building for the estate of Frank L. Price.
B. 02-05-74 - Special Exception for a community building, swimming pool and other structure or land use devoted to civic, social, recreational and educational uses; and a Special Exception for a nursery school granted by the zoning commissioner.
C. 12-16-78 - Special Exceptions granted on 2-7-74 extended for three (3) years beginning 2-5-78 and ending 5-5-78 by the zoning commissioner.
D. Density Calculations:
1. Allowable = DR - 1 @ 43.58 AC +/- = 43.58 P.U.
Proposed = Theatre addition to existing J.C.C. Center

D. 2. Parking
Required: 439+ spaces
Proposed: 328 spaces

At time of special Exception
14-157
Required: 240 spaces (1 space/300 S.F.)
Proposed: 240 spaces
To date of this plan: 235 spaces
Current requirements: 280+ (see chart)

EX. PARKING REQUIRED
Classrooms @ 15 employees +/- @ 1 space/employee
Gym Areas @ 15,260 SF +/- @ 15 spaces/1,000 SF
Auditorium @ 2240 SF +/- @ 26 spaces / 1,000 SF +/- @ 59 (No fixed seating)
Office @ 1440 SF +/- @ 33/1000 SF +/- @ 30
Pools @ 12,800 SF +/- @ 30
Person = 420 people - 7% = 80
Outdoor Courts
4 Tennis @ 3/court = 12
TOTAL 287

(a) Private bus service is provided to and from adjacent schools and communities

E. Open Space: N/A

8. Landscape planting as specified in the Baltimore County Landscape Manual, adopted October 1, 1980.

CREDIT SHALL BE APPLIED FOR AT TIME OF FINAL LANDSCAPE PLAN

34. "Any forest buffer easement shown hereon is subject to protective covenants which may be found in the Land Use Ordinance of Baltimore County and which may be subject to disturbance and use of these areas."

35. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement as regulated by the Baltimore County Department of Environmental Protection and Resource Management.

36. Water fire protection will be provided in accordance with the Fire Department Regulations.

37. **AVERAGE DAILY:** Average daily trips as calculated from the Baltimore County Comprehensive Manual of the Development Policy.

Recreation/Community Center @ 15 ADT/1000 SF
12,000 SF +/- = 15 x 1000 = 15 = 1000 ADT

Office @ 1.8 ADT/Seat
606 Seats x 1.8 = 1090 ADT

TOTAL = 2171 ADT

32-369-SHXHA ORDER:

IT IS THEREFORE ORDERED, by the zoning Commission for Baltimore County, this 14th day of April, 1952, that a variance from Section 131.1.1. of the R.C.R.C. to permit 2 dwellings of no greater than 125 sq. ft. total (1 single unit to sq. ft. and 1 single with 80 sq. ft. porch), is in lieu of the permitted 250 sq. ft., be and it is so ORDERED.

IT IS FURTHER ORDERED by the Baltimore County Council, to permit community buildings, a temporary training facility, a neighborhood center, a civic field, a theater building, a nursery school, and other similar civic, social, recreational, and educational buildings and uses, all in accordance with Baltimore's Exhibit No. 1, be and it is so GRANTED and

IT IS FURTHER ORDERED that the Petitioner's Special Request to amend the Order is granted since 16-157-2 is not a modification of the Foundation of the special exception granted in case No. 16-157-3, to approve additional construction, expansion and improvements on the subject site, both existing and proposed, as shown on Petitioner's Exhibit No. 1; which is incorporated herein and is part hereof, he and is hereby GRANTED, subject, however to the following restriction which are conditions precedent to the said granting of the same:

1. The Petitioner may apply for its building permit and be granted same upon receipt of the same; however, Petitioner is hereby made aware that proceeding at this time to the said permit will occur on the 30 day appeal date process from this Order has expired. If, for any reason, it is not desired is awarded, the Petitioner would be required to return, and the outcome for return, is not property to be in original condition.

LAURENCE F. SCHMIDT
Towing Company for
Baltimore County

36. SITE HISTORY:
• SPECIAL PROTECTION 74-157K - 1781-1782
 TO ACI
 A
 12-18-72 - SPECIAL PROTECTION SPECIAL PROTECTION
 REF A CONTAMINATED AREA THE COASTS OF FRANK L. PLACE
 2-5-74 - SPECIAL PROTECTION A CONTAMINATED AREA CONTAINING POLY-
 CHLORINATED BIPHENYLS AND LINDA WERE DEVELOPED TO CIVIC, SOCIAL
 RECREATIONAL AND EDUCATIONAL USES AND A SPECIAL
 PROTECTION FOR A HUNTERS SCHOOL GRANTED BY THE
 FISHING COTTAGE OWNER.
 12-16-75 - SPECIAL PROTECTION GRANTED ON 2-5-74 EXTENDED
 REF 3 YEARS BEGINNING 2-5-76 AND ENDING 2-5-
 BY THE FISHING COTTAGE OWNER.
• 7-11-77 APPROVED 11-21-79
• 6-31-92-304-474A (SEE NOTE #30)

OVER - ALL TRACT #
(APPROXIMATE)

DR-1
DR-2

+



NORTH

25' 100' 400' 50' 200'

SCALE: 1"=100'

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EXISTING SIGN - B

EXISTING TEMPORARY SIGN - A

ADJUDICATION MAP

FLOOR PLAN

VARIANCE REQUEST

(B.C.Z.M.) S.409.6:

TO PERMIT 329 PARKING SPACES IN LIEU OF THE REQUIRED 439 SPACES.

LEGEND

LEGEND				
EXISTING		CONCRETE	 ASPHALT 2" MIN.	 WOODEN
		POUD	 ASPHALT	 PIPE HIGHWAY
		PAVEMENT REPAIRS	 ASPHALT	 ROBERTSON
		PAVING LANE	 ASPHALT	 VICTIM LANE
		LIGHT		
PROPOSED		CONCRETE	 ASPHALT	WOODEN
		PAVEMENT LIGHT	 ASPHALT	PAVEMENT LIGHT
		PAVEMENT LIGHT	 ASPHALT	PAVEMENT LIGHT
		PAVEMENT LIGHT	 ASPHALT	PAVEMENT LIGHT

DEVELOPMENT PLAN
EXHIBIT TO ACCOMPANY VARIANCE REQUEST
THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION OF BALTIMORE

STREET & INTENT REQUEST
CASE # 13-170-2
12.6.01

D.S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(410) 944-3647

Bureau of Public Services
Division of Land Development

Project No. IV-398
(92243E)

This certifies that this plan
complies with all agency comments
necessary for approval.

Joseph J. ... 12/19/92
Reviewed By Date



Baltimore County
Department of Permits and
Development Management

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

August 4, 1998

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

Dear Ms. McArthur:

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

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

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

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.", is written over a horizontal line.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:scj

Enclosure



D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD • BALTIMORE, MARYLAND 21244
(410) 944-ENGR • (410) 944-3647 • FAX (410) 944-3684

July 20, 1998

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204

Attn: Mr. Arnold L. Jablon, Director

RE: The Associated: The Jewish
Community Federation of
Baltimore - Zoning Case Nos.
92-309-SPHXA and 93-170-A
Jewish Community Center
(JCC), Owings Mills, MD

Dear Mr. Jablon:

Please find enclosed with this letter two "red-lined" copies each of two sets of exhibits previously prepared for submission in the referenced zoning cases. These cases pertain to the ongoing improvement program by the Jewish Community Center at Garrison Forest and Gwynnbrook Avenue in Owings Mills.

The plan entitled "Plat to Accompany Special Hearing" was approved in Zoning Case 92-309-SPHXA and served to revise the area of the Special Exception granted in Case No. 74-157-X and to allow for additional future expansions as shown in the shaded areas on the Plan. It is significant to note the extent of ultimate development the Zoning Commissioner saw fit to approve as part of the vision for this facility.

The other plan, entitled "Development Plan and Exhibit to Accompany Variance Request" was prepared for Zoning Case No. 93-170-A and for the addition of a theater to the existing facility. The variance granted pertained to the number of parking spaces required by Section 409 of the BCZR.

In March of 1994, this office prepared a "Spirit and Intent" request for the cases mentioned above to approve a 24 x 60 foot temporary classroom building. That request was subsequently approved.

CIVIL ENGINEERS • SITE PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

Page 2

Mr. Arnold L. Jablon

July 20, 1998

We have annotated these plans in red to indicate a proposed gymnasium expansion and educational classroom wing to be added to the existing facility. The gym expansion comprises approximately 22,000 SF, which is generally contained within the shaded area previously approved for expansion. The classroom, a two-story, 7,200 SF addition is also partially located within the area approved for future expansion. Both of those uses were originally contemplated by the enclosed exhibits, in somewhat different configuration than currently proposed.

No additional parking is proposed at this time.

We respectfully request a finding from your office that the proposed improvements fall within the "Spirit and Intent" of the findings in the referenced zoning cases and that the enclosed "red-lined" plans be accepted into the zoning file to update the previously approved plans.

Thank you for your consideration in this matter.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,

D.S. THALER & ASSOCIATES, INC.



Stacey A. McArthur, R.L.A.

Enclosure

Copy: Jeffrey Scherr, Esquire
Lawrence E. Schmidt, Zoning Commissioner
Peter Powell, AIA
Louis M. Sapolsky
David S. Thaler, P.E., L.S.
Alan E. Scoll, R.L.A.

D.S. THALER & ASSOCIATES, INC.

7115 AMBASSADOR ROAD, BALTIMORE MARYLAND 21244
(410) 944-ENGR (410) 944-3647 FAX (410) 944-3684

7/23/98

100R

To: JJS

St I as in

7/23/98

Becker

TO: BALTIMORE COUNTY MARYLAND
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
ZONING
ATTN: ARNOLD JABLON, DIRECTOR

DATE: July 22, 1998
RE: THE ASSOCIATED: THE JEWISH
FEDERATION OF BALTIMORE (JCC)
JEWISH COMMUNITY CENTER
OWINGS MILLS FACILITY
DST&A PN: _____

- ☒ We are submitting
- ☐ We are forwarding
- ☐ We are returning
- ☐ We request

- ☒ Herewith
- ☐ Regular U.S. Mail
- ☒ Hand Delivered
- ☐ Federal Express/Courier Service

NO.	DESCRIPTION
	SPIRIT AND INTENT REQUEST RED LINE PLANS \$40.00 FILING FEE

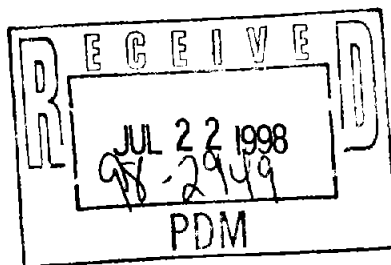
Remarks: _____

- ☐ In accordance with your request
- ☐ For your review
- ☒ For processing
- ☐ Plans reviewed and accepted
- ☐ Plans reviewed and accepted as noted
- ☐ For revision by you

- ☐ For your use
- ☐ Please call when ready
- ☐ Please return to this office
- ☒ Approval requested
- ☐ Conference requested at your convenience

For further information, please contact the writer at this office

Enclosure
cc: file
cc: Client



Sincerely yours,

Stacey A. McArthur
STACEY A. MCARTHUR, R.L.A.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 155519

DATE 7/23/98 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JIS)

RECEIVED FROM: Jewish Community Center of Greater Balto

FOR: VERIFICATION #92-2949
Jewish Community Federation of Balto
#92-309-SPHXA & #93-170-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
100/5 Gwynnbrook Ave, 230 ft. * ZONING COMMISSIONER
SW of Garrison Forest Road
3506 Gwynnbrook Avenue * OF BALTIMORE COUNTY
4th Election District * Case Nos. 93-170-A
3rd Councilmanic District
Associated Jewish Charities
of Baltimore, Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 3506 Gwynnbrook Avenue in the Owings Mills section of Baltimore County. The Petition is filed by the property owner, The Associated Jewish Charities of Baltimore, through its President, Robert L. Weinberg, and its attorney, Robert W. Cannon, Esquire. The Petition seeks relief from Sections 409.6.A.2 and 409.6.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) as they relate to parking standards. Specifically, it is requested that the site provide 329 parking spaces, in lieu of the required 439.

Appearing at the public hearing for this case were several executive officers with The Associated Jewish Charities of Baltimore, including Bruce S. Hoffberger, Jeff Rouse and Joseph Meyerhoff. Also appearing was David S. Thaler, the Civil Engineer who prepared the site plan, which was entered into the record as Petitioner's Exhibit No. 1. Attorney Robert W. Cannon represented the Petitioner at the public hearing. There were no Protestants present.

Testimony and evidence presented was that the subject site is part of a large tract of approximately 158 acres which is owned by the Petitioner. The specific parcel involved in the subject variance request is 43.68 acres and is zoned D.R.1. The property has a significant zoning history

and most recently was before this office for consideration under case No. 92-309-SPHKA. At that time, Petitions for Special Hearing, Special Exception and Variance were granted, to amend certain prior zoning orders and to modify the boundaries, approve additional uses, expansions and improvements to the site both completed and proposed. As noted above, the site is owned by The Associated Jewish Charities and provides a number of community facilities to the Baltimore County community in general and the Jewish community more particularly. Currently, the site is improved with tennis courts, swimming pools, community buildings and a number of other similar uses. The Petitioner now proposes to erect a theater building as part of the facilities which are available. Due to this proposed improvement and the requisite parking calculations, 439 parking spaces would be needed. As noted above, only 329 spaces are proposed. The proposed theatre will have a capacity for approximately 600 patrons.

As was noted at the hearing, the theatre use is but a part of an integrated series of facilities on site. Furthermore, the proposed parking will serve not only the theatre but a number of the other uses as well. Thus, the required parking under the regulations is obviously significantly more than what will be needed. That is, it is envisioned that the same parking which serves the theatre will serve patrons of the pool, the tennis facilities, etc. In that these uses will not be generating parking at the same time, it is contemplated that patrons of the various uses will share the available parking. Thus, Mr. Thaler testified that, in his expert opinion, more than adequate parking existed to serve all of the needs of the patrons of this facility. Further, even if overflow parking was necessary, the site contains a number of grass athletic fields which could be used to handle any unusually large event. Further, the

property in and of itself is so large that any overflow would be restricted to other portions of the tract and not adversely affect the surrounding community. Lastly, it may be inferred that the proposal enjoys the support of the surrounding community in view of the lack of opposition at the public hearing and also the recommended approval of the Office of Planning and Zoning as set forth in their Zoning Plans Advisory Committee comment dated December 11, 1992.

As is well settled, a variance may be granted upon testimony and evidence that the Petitioner satisfies the requirements of Section 307 of the B.C.Z.R. and the case law which has interpreted same. In fact, there is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Clearly, construction of the parking lot would impose an undue practical difficulty on the Petitioner and is not warranted. It is clear that the variance, if granted, is within the spirit and intent of the B.C.Z.R. Thus, the variance shall be granted.

However, a final comment is in order as to the Zoning Plans Advisory Committee report from the Office of Planning and Zoning. That office recommends that the Petitioner resubmit a Petition for Special Hearing within 18 months after the completion of the proposed expansion of the theatre to determine if parking, as proposed, is adequate. Although I am appreciative of the concern and intent behind this comment, I choose not to incorporate same as a restriction within this Order. I am convinced that more than sufficient space exists for the theatre and other uses. If parking becomes the problem, it will clearly affect the Petitioner only, in view of the large site. At that time, the Petitioner will no doubt voluntarily address any parking deficiency to accommodate its patrons.

Further, continued development of this site is envisioned in accordance with the Master Plan for this property. Certainly, any additional parking requirements can be addressed during that examination. For these reasons, I will grant the Petition without requiring the property owner to resubmit its request for special hearing in 18 months.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of January, 1993 that a variance from Sections 409.6.A.2 and 409.6.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 329 parking spaces, in lieu of the required 439, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES/mnn

-4-

ORDER RECEIVED FOR FILING
Date 1/12/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 1/12/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 1/12/93
By [Signature]

ORDER RECEIVED FOR FILING
Date 1/12/93
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-4386

January 12, 1993

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201
RE: Case No. 93-170-A
Petition for Variance
The Associated Jewish Charities

Dear Mr. Cannon:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

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

Very truly yours,
[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mnn
att.
cc: Mr. Bruce S. Hoffman
Mr. Jeff Rouse
Mr. Joseph Meyerhoff



Petition for Variance

93-170-A
to the Zoning Commissioner of Baltimore County
for the property located at 3506 Gwynnbrook Avenue, Owings Mills, MD 21117
which is presently zoned DR-1

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) 409.6.A.2 (Commercial and Service Uses) and 409.6.A.4 (Recreational and Institutional Uses) to permit 329 spaces in lieu of the required 439 spaces (a variance of 25% - 110 spaces).

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

Petitioner is proposing to construct a theatre containing 558 permanent seats plus 48 portable seats for a total of 606 seats. Because of the variety of uses on the site, the parking demand will peak at different hours for different uses thereby making spaces on the site available for some uses at a time when the other uses have a very limited demand. These situations will reduce the parking demand on the site from that assumed by combining all of the uses on the site and assuming that all uses will have parking demands at the same time. As a result, strict compliance with the RCZ would result in practical difficulty and unreasonable hardship. The requested variance is in harmony with the spirit and intent of the zoning regulations and would not result in substantial injury to public health, safety, and 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.

Correct Purchaser/Owner:

N/A

Type or Print Name

Signature

Address

City State Zipcode

Robert W. Cannon, Esquire
100 South Charles Street 332-8816
Baltimore, Maryland 21201

100 South Charles Street 332-8816
Baltimore, Maryland 21201

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

Legal Owner(s):

Associated Jewish Charities of Baltimore

[Signature]
Robert L. Weinberg, President

Signature

City State Zipcode

Robert W. Cannon, Esquire
100 South Charles Street 332-8816
Baltimore, Maryland 21201

100 South Charles Street 332-8816
Baltimore, Maryland 21201

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

the following date: _____

ALL OTHER DATE

REVIEWED BY: _____ DATE: _____

NO REVIEW
11-20-92
WCR

July 23, 1992 93-170-A
DESCRIPTION TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE

ASSOCIATED JEWISH CHARITIES

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

1. North 68° 33' East 42 feet to a point;
2. North 43° 15' East 70 feet to a point;
3. North 19° 44' East 134 feet to a point;
4. North 47° 31' East 66 feet to a point;
5. North 32° 46' East 50 feet to a point;
6. North 21° 50' East 62 feet to a point;

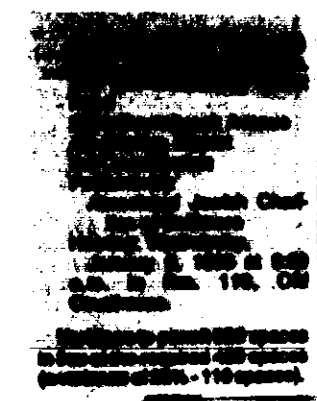
7. North 57° 43' West 57 feet to a point;
8. North 50° 53' East 119 feet to a point;
9. North 41° 59' East 45 feet to a point;
10. North 19° 55' East 69 feet to a point;
11. North 51° 58' East 97 feet to a point;
12. North 33° 56' East 31 feet to a point;
13. North 24° 41' East 179 feet to a point;
14. North 40° 14' East 64 feet to a point;
15. North 34° 29' East 49 feet to a point;
16. North 16° 44' East 134 feet to a point;
17. North 43° 29' East 104 feet to a point;
18. North 35° 18' East 57 feet to a point;
19. North 27° 33' East 55.5 feet to a point;
20. South 68° 38' East 491.24 feet to a point;
21. South 16° 49' East 393.94 feet to a point;
22. 779.24 feet by a curve to the right, having a radius of 1313.15 feet and a chord of South 00° 11' West 767.86 feet to a point;
23. South 17° 11' West 292.15 feet to a point;
24. South 02° 45' West 80 feet to a point;
25. South 80° 29' West 73 feet to a point;
26. South 48° 54' West 219 feet to a point;
27. South 75° 38' West 78 feet to a point;
28. South 61° 28' West 42 feet to a point;

29. South 49° 44' West 73 feet to a point;
30. South 73° 26' West 2° feet to a point;
31. South 88° 03' West 158 feet to a point;
32. South 79° 22' West 252 feet to a point;
33. South 66° 09' West 82 feet to a point;
34. South 61° 40' West 79 feet to a point;
35. and, North 84° 57' 17" West 66.95 feet to the point
of beginning.
- Containing 43.68 acres of land, more or less.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 11th Date of Posting: 12/1/92
Posted for: Variance
Petitioner: Associated Jewish Charities of Baltimore
Location of property: 100 S. Charles Street, Baltimore, MD 21201
Location of Sign: Facing 100 S. Charles Street, property of petitioner
Remarks: _____
Posted by: M. J. Cannon Date of return: 12/15/92
Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/10/92
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 12/10/92.

THE JEFFERSONIAN,

S. Zeke Delmar
Publisher

\$61.02

receipt
Baltimore County Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-170-A
Please Make Checks Payable To: Baltimore County
\$250.00

receipt
Baltimore County Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

93-170
Hearing 1-6
Please Make Checks Payable To: Baltimore County
\$61.02

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

DATE: 12/14/92

Associated Jewish Charities of Baltimore
c/o Robert W. Cannon, Esq.
Weinberg and Green
100 S. Charles Street
Baltimore, Maryland 21201

RE:
CASE NUMBER: 93-170-A (Item 185)
M/S Gwynbrook Avenue, 230' SW of Garrison Forest Road
3506 Gwynbrook Avenue
4th Election District - 3rd Councilmanic
Petitioner(s): Associated Jewish Charities of Baltimore
HEARING: WEDNESDAY, JANUARY 6, 1993 at 9:30 a.m. in Room 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 61.02 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.

Carl John
ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
NOV 30 1992 (410) 887-3353

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:

CASE NUMBER: 93-170-A (Item 185)
M/S Gwynbrook Avenue, 230' SW of Garrison Forest Road
3506 Gwynbrook Avenue
4th Election District - 3rd Councilmanic
Petitioner(s): Associated Jewish Charities of Baltimore
HEARING: WEDNESDAY, JANUARY 6, 1993 at 9:30 a.m. in Room 118, Old Courthouse.
1993
Variance to permit 325 spaces in lieu of the required 439 spaces (a variance of 25% - 110 spaces).

Carl John
ARNOLD JABLON
DIRECTOR

cc: Robert W. Cannon, Esq.

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

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
December 29, 1992 (410) 887-3353

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

RE: Case No. 93-170-A, Item No. 185
Petitioner: Associated Jewish Charities of Baltimore
Petition for Variance

Dear Mr. Cannon:

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.

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

Your petition has been received and accepted for filing this 20th day of November 1992.

Carl John
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Associated Jewish Charities of Baltimore
Petitioner's Attorney: Robert W. Cannon

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature: Dennis A. Kennedy Date: 12/17/92

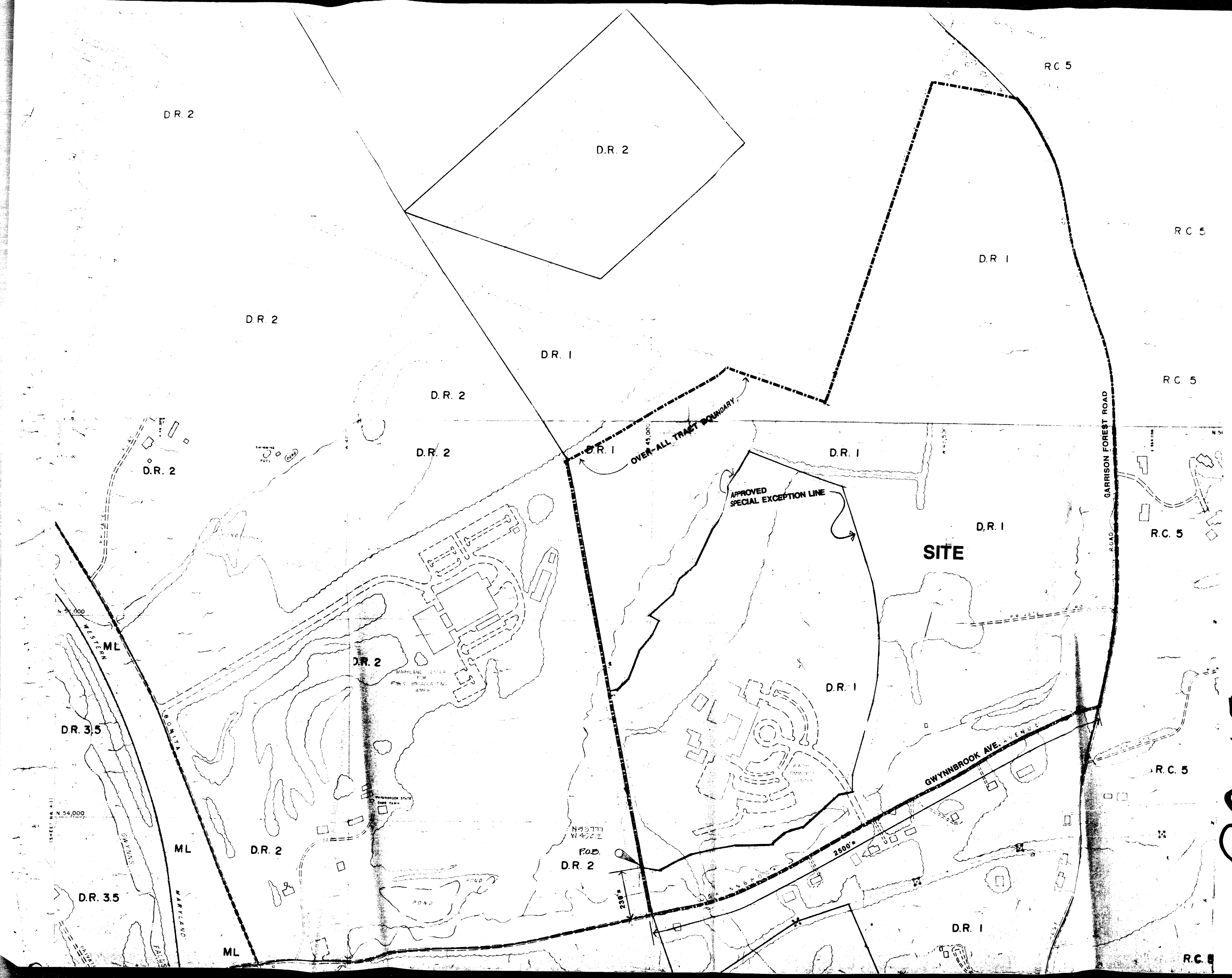
File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Venice K. Paterakis	176		11-30-92 NC
✓ John and Constance Morabito			NC
✓ Edward J. and Joyce A. Benesch	179		NC
✓ Edward T. and Leigh Ann Schneider	181		NC
✓ Dale and Sue Chambers	182		NC
✓	183		NC
✓ COUNT 5	185		NC

Stonegate at Patapsco (Aerial Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1
FINAL TOTALS
COUNT 6
*** END OF REPORT ***

Engineer of the Year - Engineers Week Council of Maryland
1984/1985.

1st No 6



BALTIMORE COUNTY 200 SCALE ZONING MAPS
NW-14H & NW-15H

93-170-A

200 SCALE ZONING MAP TO ACCOMPANY SPECIAL EXCEPTION AND VARIANCE REQUEST
THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION OF BALTIMORE

#185

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

7/22/92

GENERAL NOTES

1. DEVELOPMENT NAME: THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION OF BALTIMORE
2. APPLICANT/OWNER: THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION OF BALTIMORE, 151 WEST MOUNT ROYAL AVE., BALTIMORE, MARYLAND 21201 (410) 327-1422
3. PROPERTY REFERENCES: DED: 83222; TAX ACCOUNT NUMBER: 84-18-07-5821; TAX MAP: 44 0010 22
4. DEVELOPMENT PLAN: D.S. Thaler & Associates, Inc., 7115 Ambassador Road, Baltimore, Maryland 21207 (410) 844-3647
5. GENERAL DATA:
 - A. Easement: Over All Tract Boundary 100.00 AC +/- (gross); 107.1 AC +/- (net); Parcel for this development 43.68 AC +/- (gross)
 - B. Zoning:
 - A. 11-22-12: Petition filed for Special Exception for a community center for the use of Frank L. Price
 - B. 07-05-12: Special Exception for a community building, including pool and other structures on land now devoted to agriculture, and a school for the use of the Jewish Community Center
 - C. 10-18-12: Special Exception for a school building, including a school for the use of the Jewish Community Center
 - C. Other: 11-22-12: Special Exception for a community center for the use of Frank L. Price
 - D. Other: 07-05-12: Special Exception for a community building, including pool and other structures on land now devoted to agriculture, and a school for the use of the Jewish Community Center
 - E. Other: 10-18-12: Special Exception for a school building, including a school for the use of the Jewish Community Center
6. SITE INFORMATION:
 - A. Access: Over All Tract Boundary 100.00 AC +/- (gross); 107.1 AC +/- (net); Parcel for this development 43.68 AC +/- (gross)
 - B. Zoning:
 - A. 11-22-12: Petition filed for Special Exception for a community center for the use of Frank L. Price
 - B. 07-05-12: Special Exception for a community building, including pool and other structures on land now devoted to agriculture, and a school for the use of the Jewish Community Center
 - C. 10-18-12: Special Exception for a school building, including a school for the use of the Jewish Community Center
 - C. Other: 11-22-12: Special Exception for a community center for the use of Frank L. Price
 - D. Other: 07-05-12: Special Exception for a community building, including pool and other structures on land now devoted to agriculture, and a school for the use of the Jewish Community Center
 - E. Other: 10-18-12: Special Exception for a school building, including a school for the use of the Jewish Community Center

7. UTILITIES: Utility water and sewer is provided
8. USE: The proposed use is a community center for the use of Frank L. Price
9. EXISTING: There are no known historic buildings, sites, or structures on this site
10. ROADS: All roads are private
11. ALL PARKING: All parking areas will be paved with asphalt
12. STORM WATER: A storm water management plan shall be submitted
13. ROADWAY: Grading shall be in accordance with the plan
14. VEGETATION: Existing vegetation shall be retained in areas not needed for construction or grading
15. SIGHT LINES: Proposed sight lines are shown on plan and will be cleared and graded and topography cleared to ensure unobstructed sight at all times
16. STORAGE: There are no known underground storage tanks on site
17. REFERENCES:
 - A. Petition: Petition filed by D.S. Thaler & Associates, Inc.
 - B. Topography: Baltimore County 200 Scale Topography
 - C. Survey: Survey by JOHN E. HANES, JR. & Associates, Inc. (April 1988)
 - D. Wetlands: Wetlands Delineated by JOHN E. HANES, JR. & Associates, Inc. (April 1988)
 - E. Boundary: Platting from Deed (1988/89)
18. LIMITATIONS:
 - A. The developer shall do the following in those areas where adverse or moderate soil limitations are indicated and/or steep slopes occur:
 - i. Insure that grading plans consider protection of these areas from erosion in runoff. This will include draining that down slopes and drive into storm drains.
 - ii. Stabilization of disturbed areas in accordance with approved erosion control practices.
 - iii. Provide for geotechnical assistance with on-site inspectors as needed.
 - B. Proposed lighting is shown as A.
 - C. This property has been held in trust by the owner since 1912-13 (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 of the above.
 - D. Petition signs shall conform with 2.412 B.C.Z.R. and all zoning policies.
 - E. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and NFPA 101 Life Safety Code 1984 Edition.
 - F. Building foot prints shown are for illustrative purposes only and may not represent the actual foundation plan.
 - G. A waiver of public standards will be requested for improvements to Garrison Forest Road & Gwynnbrook Avenue.
 - H. Stream Channel and Spring (needs) shall be filed located prior to D.O.P. / Grading Plan.
 - I. Baltimore County maintains Garrison Forest Road from Greenoak Valley Road to St. Thomas Lane & Gwynnbrook Avenue from Reisterstown Road to Garrison Forest Road.

19. EAST ELEVATION
20. NORTH ELEVATION
21. SOUTH ELEVATION
22. WEST ELEVATION
23. EXISTING SIGN - B
24. EXISTING TEMPORARY SIGN - A
25. AREA OF THIS DEVELOPMENT PLAN
26. VICINITY MAP
27. FLOOR PLAN
28. 43.68 AC +/-
29. PROPOSED ADDITION
30. PROPOSED PARKING
31. LOADING AREA
32. EXISTING BUILDING
33. EXISTING DRIVE
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41. VARIANCE REQUEST (B.C.Z.M.) S.409.6: TO PERMIT 329 PARKING SPACES IN LIEU OF THE REQUIRED 439 SPACES.
42. LEGEND
43. SCALE: 1"=100'
44. NORTH
45. STATE OF MARYLAND
46. BALTIMORE COUNTY
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91. DEVELOPMENT PLAN
92. EXHIBIT TO ACCOMPANY VARIANCE REQUEST
93. THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION OF BALTIMORE
94. PETITIONER'S EXHIBIT No. 1
95. D.S. THALER & ASSOCIATES, INC.
96. 7115 AMBASSADOR ROAD
97. BALTIMORE, MARYLAND 21207
98. (410) 844-3647
99. 7-24-82
100. #185

101. REVISIONS
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201. DEVELOPMENT PLAN
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204. PETITIONER'S EXHIBIT No. 1
205. D.S. THALER & ASSOCIATES, INC.
206. 7115 AMBASSADOR ROAD
207. BALTIMORE, MARYLAND 21207
208. (410) 844-3647
209. 7-24-82
210. #185

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