

IN RE: PETITION FOR VARIANCE * BEFORE THE
 N/S Crondall Lane, 495' E of *
 the c/l Owings Mills Boulevard * DEPUTY ZONING COMMISSIONER
 (3706 Crondall Lane) *
 4th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District *
 * Case No. 98-457-A
 Beth Israel Mikro Kodesh Congregation, Inc.
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Beth Israel Mikro Kodesh Congregation, Inc., by Marilyn Schloss, President, through their attorney, William Chase, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 450.5.B.4(a) to permit a freestanding sign to be located 35 feet from another freestanding sign, larger than 8 sq.ft. in size and on the same premises, in lieu of the required 100-foot distance; from Section 450.4.I.7(d) to permit two freestanding signs on a single lot with one frontage in lieu of the permitted one sign; from Section 450.4.I.6 to permit an identification sign height of 7 feet, 5 inches in lieu of the maximum permitted 6 feet and an identification area of 31 sq.ft. in lieu of the maximum permitted 25 sq.ft.; and from Section 450.4.I.7 from the requirement to display the identity of a multi-occupant, non-residential development. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

... Appearing at the hearing on behalf of the Petition were Marilyn Schloss, President, Beth Israel Congregation, Robert S. Rosenfelt, Professional Engineer with Colbert Matz Rosenfelt, Inc., the consulting firm

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 Date 7/22/98
 By [Signature]

which prepared the site plan of this property, and I. William Chase, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 10.2621 acres, more or less, zoned M.L.-I.M., and is improved with an approximately 80,000 sq.ft. building. The Petitioners recently purchased the property and are currently using approximately 40,000 sq.ft. of the building; however, there remains an additional 40,000 sq.ft. of space which is not being used. The Petitioners would like to lease this additional 40,000 sq.ft. of space to tenants for office use to provide additional income until such time as Beth Israel is able to take over the entire building. The additional space will then be used as a school and for other religious-related activities. The Petitioners seek relief from the sign regulations to permit not only identification for the Beth Israel Congregation, but also to provide a sign package for the various tenants who will be leasing the office space. The Congregation did not want to have their religious identification sign on the same pedestal as their tenants' signs. Therefore, the Petitioners propose two separate sign packages to accommodate both the Synagogue as well as their tenants. The requested variance relief is necessary in order that a multi-tenant pylon sign along with Beth Israel's sign can be erected on the property. Further testimony revealed that the Petitioners' proposal has been thoroughly reviewed by the Office of Planning who apparently had no objections, based upon their "no comment" Zoning Plans Advisory Committee comments, dated June 8, 1998. In fact, there were no adverse comments submitted by any Baltimore County reviewing agency, nor any opposition voiced by any neighboring property owner. Thus, it appears that relief can be granted

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without causing any adverse impact upon the health, safety and general welfare of the surrounding locale.

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;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient 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).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations would unduly restrict the use of the property 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, and meets 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 variance requested should be granted.

ORDER RECEIVED FOR FILING

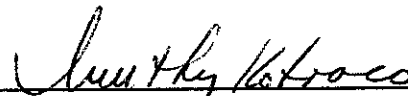
Date

By

7/27/98
[Signature]

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of July, 1998 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 450.5.B.4(a) to permit a freestanding sign to be located 35 feet from another freestanding sign, larger than 8 sq.ft. in size and on the same premises, in lieu of the required 100-foot distance; from Section 450.4.I.7(d) to permit two freestanding signs on a single lot with one frontage in lieu of the permitted one size; from Section 450.4.I.6 to permit an identification sign height of 7 feet, 5 inches in lieu of the maximum permitted 6 feet and an identification area of 31 sq.ft. in lieu of the maximum permitted 25 sq.ft.; and from Section 450.4.I.7 from the requirement to display the identity of a multi-occupant, non-residential development, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their sign permits 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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

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DATE 7/27/98
BY [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 27, 1998

I. William Chase, Esquire
1190 W. Northern Parkway, Suite 124
Baltimore, Maryland 21210

RE: PETITION FOR VARIANCE
N/S Crondall Lane, 495' E of the c/l Owings Mills Boulevard
(3706 Crondall Lane)
4th Election District - 3rd Councilmanic District
Beth Israel Mikro Kodesh Congregation, Inc. - Petitioners
Case No. 98-457-A

Dear Mr. Chase:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Ms. Marilyn Schloss, President, Beth Israel Congregation
3706 Crondall Lane, Owings Mills, Md. 21117

Mr. Robert S. Rosenfelt, Colbert Matz Rosenfelt, Inc.
2835-G Smith Avenue, Baltimore, Md. 21209

People's Counsel; Case Files





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3706 Crondall Lane

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits & 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) 450.5.B.4. ^g BCZR, for a freestanding sign 35 feet from another freestanding sign larger than 8 sq. ft. on the same premises in lieu of 100 ft. required; Sec. 450.4.I.7(d), BCZR, for two freestanding signs on a single lot with one frontage in lieu of one sign; Sec. 450.4.I.6 ^g for an identification sign hgt. of 7 ft. 5 in. in lieu of 6 ft. required; and* of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property.

Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

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.

*~~Sec. 450.4.I.6~~ for an identification sign area of 31 sq. ft. in lieu of 25 sq. ft. required, and Sec. 450.4.I.7 from the requirement to display the identity of a multi-occupant non-residential development.

We do solemnly swear 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:

Legal Owner(s):

(Type or Print Name)

Beth Israel Mikro Kodesh Congregation, Inc.

(Type or Print Name)

Signature

Signature

Address

Marilyn Schloss, President

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

William Chase, Esq.

3706 Crondall Lane 410-654-0800

Address

Phone No

(Type or Print Name)

OWINGS MILLS, MD 21117

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Robert S Rosenfelt, P.E.
Colbert Matz Rosenfelt, Inc.

Name

2835-G Smith Avenue 410-653-3838

Address

Phone No.

Baltimore, MD 21209

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: [Signature]

DATE

3/27/98

ORDER RECEIVED FOR FILING

Date

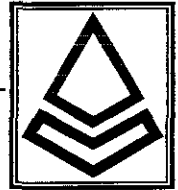
By

Printed with Soybean Ink on Recycled Paper Revised 9/5/95

98-457-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



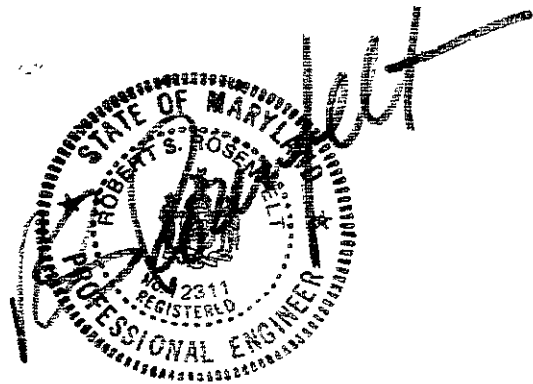
ZONING DESCRIPTION

BETH ISRAEL CONGREGATION
3706 CRONDALL LANE

BEGINNING AT A POINT ON THE NORTH SIDE OF CRONDALL LANE, VARIABLE WIDTH RIGHT OF WAY, SAID POINT BEING 495 FEET, MORE OR LESS, EASTERLY OF THE CENTERLINE OF OWINGS MILLS BOULEVARD; THENCE LEAVING SAID POINT OF BEGINNING AND RUNNING NORTH 13 DEGREES 38 MINUTES 11 SECONDS WEST 20.00 FEET; THENCE NORTH 70 DEGREES 52 MINUTES 24 SECONDS EAST 66.54 FEET; THENCE SOUTH 15 DEGREES 21 MINUTES 08 SECONDS EAST 25.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH SIDE OF CRONDALL LANE; THENCE RUNNING AND BINDING ALONG SAID RIGHT OF WAY SOUTH 74 DEGREES 38 MINUTES 52 SECONDS WEST 25 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 1,402.40 FEET AND ARC LENGTH OF 42.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,512 SQUARE FEET OF LAND, MORE OR LESS, AND LOCATED IN THE FOURTH ELECTION DISTRICT.

J:\94121DES.DOC



98-457-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

AND No. 98756

PAID RECEIPT
DATE 5/27/98 5:27/98 10-62-95
RECEIVED BY CASHIER ROSS MAC BRIDGES
5 HIGGELLANDB CASH RECEIPT

DATE 5/27/98 ACCOUNT 90016150
AMOUNT \$ 250.00

RECEIVED FROM: BETH ISRAEL CONGREGATION

FOR: COMM. VAR. **98-457-A**

RECEIVED BY
CASH NO. 047609
CR. NO. 05385
BALTIMORE COUNTY, MARYLAND
\$50.00 CHECK

CASHIER'S VALIDATION

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-457-A
3708 Grondall Lane
N/S Grondall Lane, 495' E of Owings Mills Boulevard
4th Election District
3rd Councilmatic District

Legal Owner(s):

Beth Israel Mikro Kodesh Congregation, Inc.

Variance: to permit a free-standing sign 35 feet from another free-standing sign larger than 8 square feet on the same premises in lieu of 100 feet required; to permit two free-standing signs on a single lot with one frontage in lieu of one sign; to permit an identification sign height of 7 feet; 5 inches in lieu of 6 feet required; to permit an identification sign area of 31 square feet in lieu of 25 feet required; and from the requirement to display the identity of a multi-occupant, non-residential development.

Hearing: Tuesday, July 7, 1998 at 10:00 a.m., in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.

(2) For information concerning the file and/or hearing, Please Call (410) 887-3391.

6/3/98 June 18 6237430

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/18/1998

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 6/18/1998

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

X

RE: Case No: 98-457-A

Petitioner/Developer: BETH ISRAEL CONG., ETAL
RICHARD MATZ, P.E.

Date of Hearing/Closing: 7/7/98
10 AM
RM. 407 C.C.B.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 3706 CRONDALL LA.

The sign(s) were posted on 6/20/98
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 6/26/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

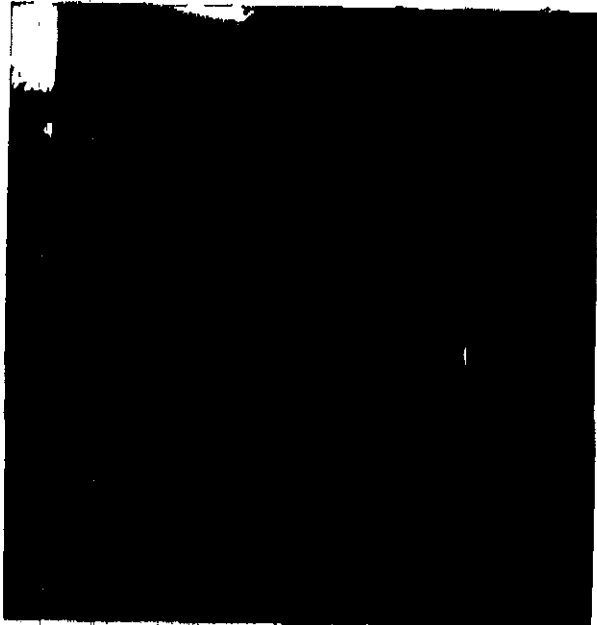
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



98-457-A
3706 CRONDALL LA.
BETH ISRAEL CONG.
P. 6/20/98 7/7/98

RE: PETITION FOR VARIANCE
3706 Crondall Lane, N/S Crondall Lane, 495' E of
Owings Mills Blvd, 4th Election District,
3rd Councilmanic

Legal Owners: Beth Israel Mikro Kodesh
Congregation, Inc.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-457-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio

Carole S. Demilio
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to William Chase Esq., 1190 W. Northern Pkwy., Suite 124, Baltimore, MD 21210, attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

June 8, 1998

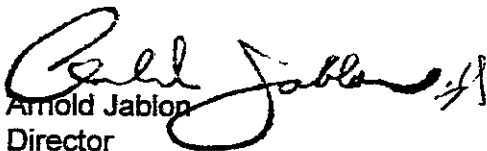
NOTICE OF ZONING HEARING

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CASE NUMBER: 98-457-A
3706 Crondall Lane
N/S Crondall Lane, 495' E of Owings Mills Boulevard
4th Election District - 3rd Councilmanic District
Legal Owner: Beth Israel Mikro Kodesh Congregation, Inc.

Variance to permit a freestanding sign 35 feet from another freestanding sign larger than 8 square feet on the same premises in lieu of 100 feet required; to permit two freestanding signs on a single lot with one frontage in lieu of one sign; to permit an identification sign height of 7 feet, 5 inches in lieu of 6 feet required; to permit an identification sign area of 31 square feet in lieu of 25 feet required; and from the requirement to display the identify of a multi-occupant non-residential development.

HEARING: Tuesday, July 7, 1998 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue


Arnold Jablon
Director

c: William Chase, Esquire
Beth Israel Mikro Kodesh Congregation, Inc.
Colbert Matz Rosenfelt Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 22, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
June 18, 1998 Issue - Jeffersonian

Please forward billing to:

David Rothenberg, Executive Director 410-654-0800
Beth Israel Mikro Kodesh Congregation
3706 Crondall Lane
Owings Mills, MD 21117

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-457-A
3706 Crondall Lane
N/S Crondall Lane, 495' E of Owings Mills Boulevard
4th Election District - 3rd Councilmanic District
Legal Owner: Beth Israel Mikro Kodesh Congregation, Inc.

Variance to permit a freestanding sign 35 feet from another freestanding sign larger than 8 square feet on the same premises in lieu of 100 feet required; to permit two freestanding signs on a single lot with one frontage in lieu of one sign; to permit an identification sign height of 7 feet, 5 inches in lieu of 6 feet required; to permit an identification sign area of 31 square feet in lieu of 25 feet required; and from the requirement to display the identify of a multi-occupant non-residential development.

HEARING: Tuesday, July 7, 1998 at 10:00 a.m. in Room 407, County Courts Building,



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 98-457-A
Petitioner: Beth Israel Mikro Kodesh Congregation, Inc.
Address or Location: 3706 Crondall Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: David Rothenberg, Exec Director
Address: Beth Israel Mikro Kodesh Congregation
3706 Crondall Lane
Orange Mills, Md. 21117
Telephone Number: 410-654-0800

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-457-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCES FOR TWO FREESTANDING SIGNS IN LIEU OF THE ONE PERMITTED
BOTH GREATER THAN 8 SQ. FT. AND LESS THAN 100 FT. APART AND A IDENTIFICATION
SIGN WITH A 7 $\frac{1}{2}$ FT. HEIGHT IN LIEU OF 6 FT. WITH A 31 SQ. FT. AREA IN LIEU OF
25 SQ. FT. AND ~~WITH~~ A JOINT IDENTIFICATION SIGN WITHOUT THE MULTI
OCCUPANT IDENTIFICATION ~~AND~~

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

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

June 30, 1998

William Chase, Esq.
1190 W. Northern Parkway, Suite 124
Baltimore, MD 21210

RE: Item No.: 457
Case No.: 98-457-A
Petitioner: Beth Israel Mikro
Kodesh Congregation, Inc.
Location: 3706 Crondall Lane

Dear Mr. Chase:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 27, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

June 12, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: BETH ISRAEL MIKRO KODESH CONG., INC.
G-H REISTERSTOWN PROPERTIES, LLC
HARVEY M. MEYERHOFF AND EUGENE H. SCHREIBER

Location: DISTRIBUTION MEETING OF June 8, 1998

Item No.: 451, 457 & 459 Zoning Agenda:

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



ALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: POM
FROM: R. Bruce Seeley,
Permits and Development Review
DEPRM

DATE: 6/15/98

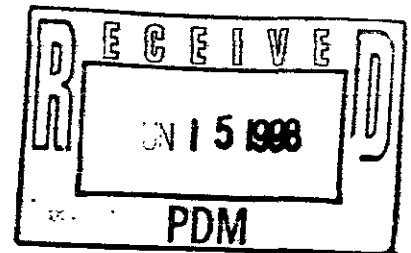
SUBJECT: Zoning Advisory Committee
Meeting Date: June 7

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	441	453
	442	455
	443	457
	445	458
	450	459
	452	462

RBS:sp

BRUCE2/DEPRM/TXTS8P





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6-6-94
Item No. 457 JLL

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'R. Burns'.

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 23, 1998

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 15, 1998
Item Nos. 442, 443, 444, 445, 450,
451, 452, 453, 454, 455, (457), 458,
459, 462, 463, 464, 465

Use Permit for Farmer's Roadside Stand
John D. Barone & Beverlae Barone
E/S York Road, 260' S of Sparks Road
(14943 York Road)

16844 Wesley Chapel Road
Case No. 98-381-SPHA

1820 Clearwood Road
Case No. 98-438-SPHA

Hereford Plaza
Case No. 97-308-SPHA

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

*File
Jem
7/7*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: June 8, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 457

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kerns*

AFK/JL

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

① Bob Rosenfelt
Colbert Matz Rosenfelt, Inc.
Marilyn Schloss
Beth Israel Cong.
I. William Chase

2835 Smith Ave Suite G
Baltimore, MD 21209
3701 Clondall Lane
Arving Mills Md. 21117
1190 W. Northin Pkwy
Suite 124
Baltimore, MD 21210



ELEVATION - A N.T.S.

ELEVATION

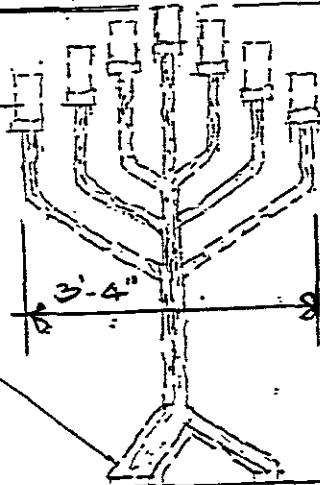
SCULPTURE BY
OWNER
CONTRACTOR TO MODIFY
LIGHTS AS REQUIRED
FOR EXTERIOR USE

SHIELDED
LIGHTING

ANCHOR TO MASONRY
BASE AS REQUIRED

BRICK PAVERS
12" x 12" x 3/4"
MARBLE TILES

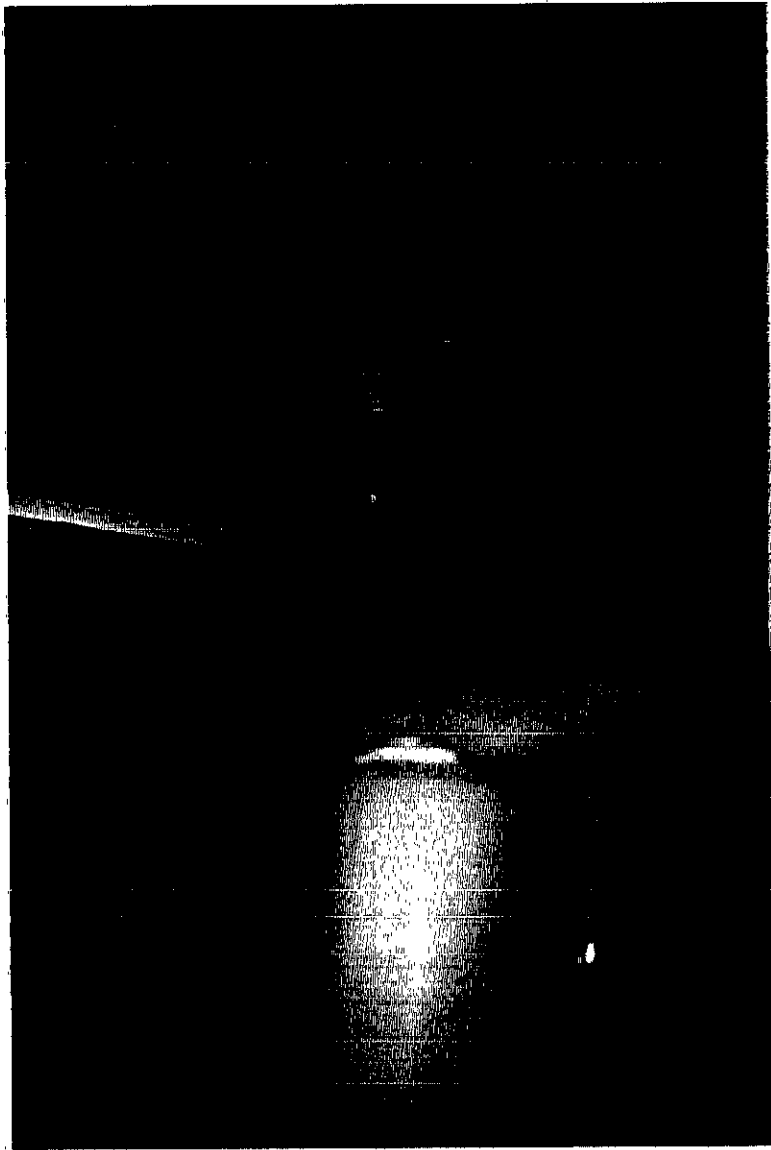
BRONZE LETTERS
BRICK PAVES



REPEAT NOT
ELEVATION

BETH ISRAEL CONGREGATION
TED SCHWEITZER CAMPUS





98.457-A



98.457-A



ML-1M

MAP NO. N.W. 13-H
1" = 200'

98.457-A

ML-

~~SITE~~

SITE

POB

(PROPOSED) OWINGS MILLS BLVD.

GWYNNBROOK

GAS & ELECTRIC CO.

D.R. 1

Gwynns RR

MARYLAND

D.R. 3.5

D.R. 3.

D.R. 16

PLEASANT

HILL

LANE

N 51,000

N 50,000

(SHEET NW-13-1)

