



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.

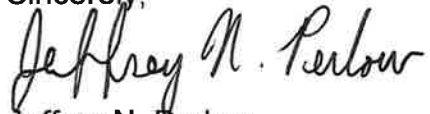
A verbatim copy of this response must be affixed to any building permit site plans prior to uploading the required documents to the building permit application online portal.

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.

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

DRC ITEM NUMBER

PAI #

AMENDMENT NUMBER

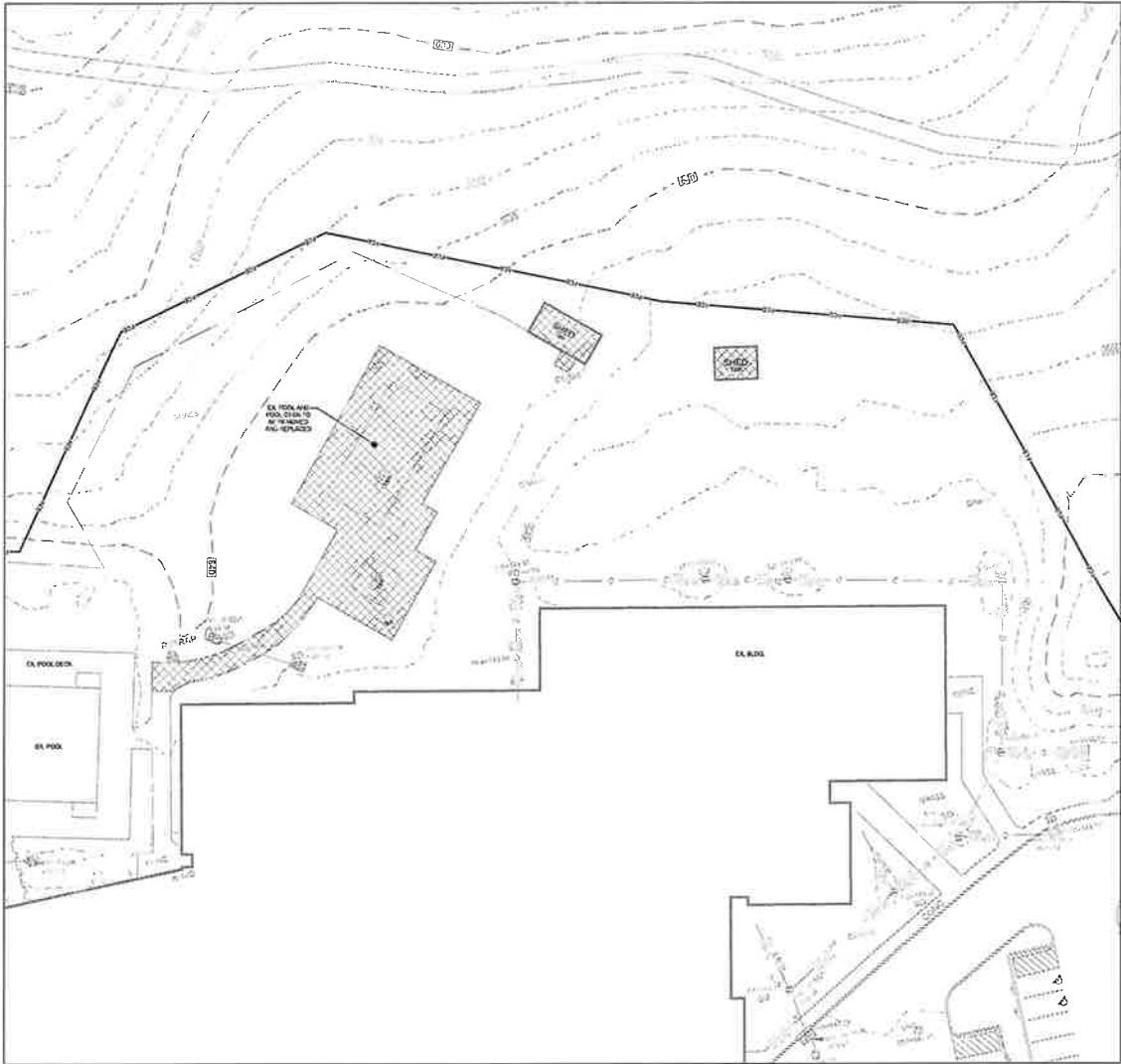
REF:

PURPOSE OF AMENDMENT

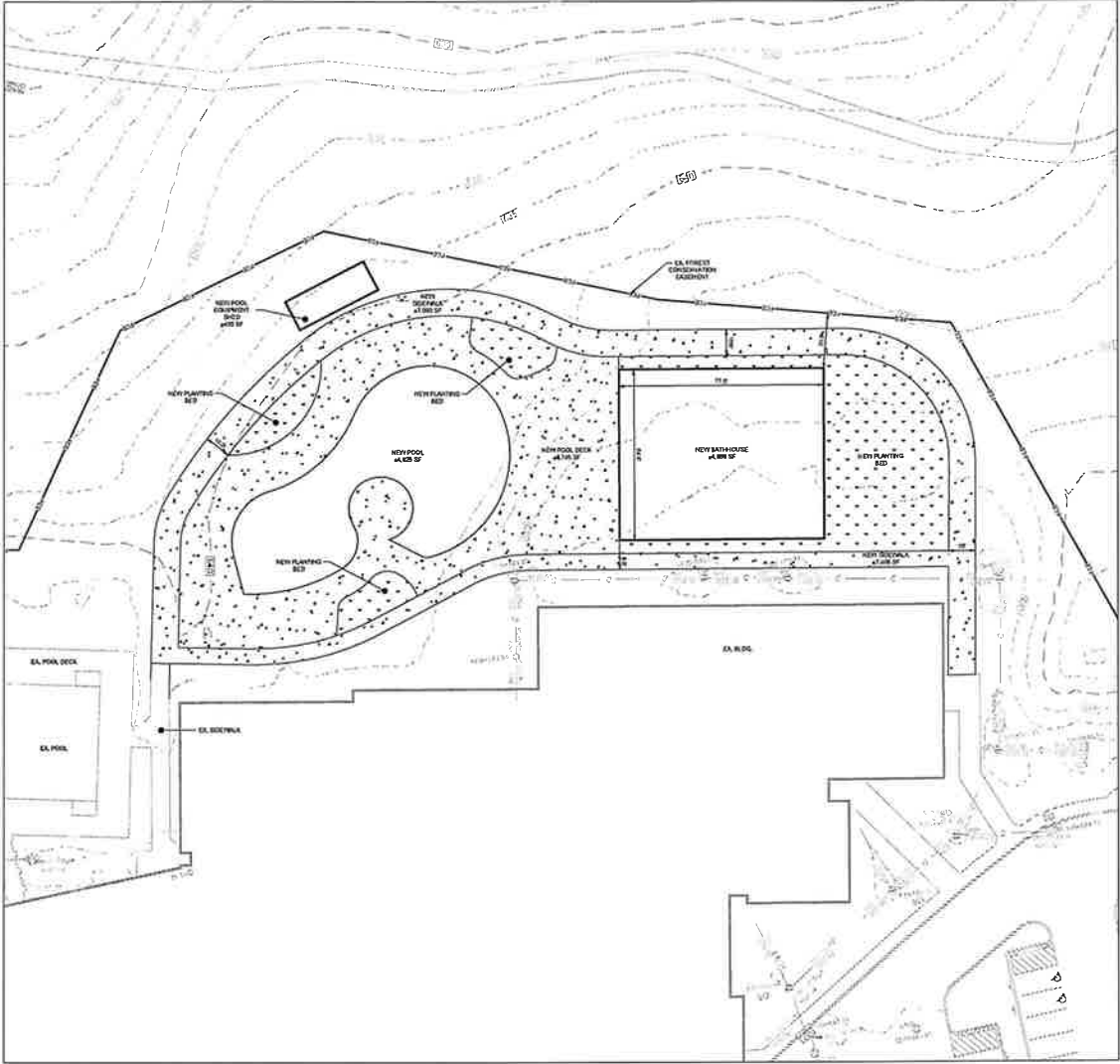
COMPANY NAME: KIMLEY-HORN
LANDSCAPE ARCHITECT NAME: MATT BISHOP
ADDRESS: 215 WASHINGTON AVE., SUITE 305, TOWSON, MD 21204
PHONE NUMBER: 443-743-7470
EMAIL: MATT.BISHOP@KIMLEY-HORN.COM



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 3395
EXPIRATION DATE: 06/20/2026



EXISTING CONDITIONS
SCALE: 1" = 20'



PROPOSED CONDITIONS
SCALE: 1" = 20'

Plan to Accompany Spirit and Intent Letter

Baltimore County, Maryland

09/03/2024

F546268

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

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

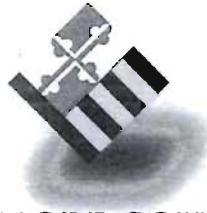
09/03/2024

Vendor #: 3094

F546268

Baltimore County, Maryland

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 3, 2009

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

Dear Mr. Vaszil:

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

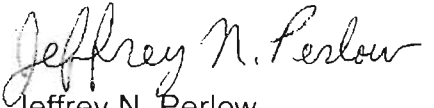
Your recent letter was forwarded to me for reply. After discussing your request with Carl Richards, Zoning Review Supervisor and Timothy Kotroco, Director of PDM, and based on the information provided therein and my review of the available zoning records, the following has been determined:

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

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

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

Sincerely,


Jeffrey N. Perlow
Planner II
Zoning Review

JNP

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

D.S. THALER & ASSOCIATES, INC.

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

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

February 25, 2009

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

RE: Jewish Community Center
Owings Mills
Spirit and Intent Request

Dear Mr. Kotroco:

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

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

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

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

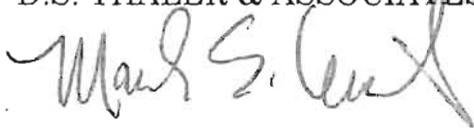
The red-lined plan reflects actual existing building footprints per an As-Built survey. To date, the campus has 140,369 S.F. of building constructed along with ancillary parking and recreation facilities. Existing parking is adequate to accommodate the proposed construction requested, above.

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

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

Very truly yours,

D.S. THALER & ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read "Mark S. Vaszil", is written over the typed name.

Mark S. Vaszil
Chief Operations Officer

Enclosure

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

JLL-OM

PER CASE # 02-309-SPHXA

MAX BUILDING HEIGHT = 48'±

EXISTING SQUARE FOOTAGE = 72,000 SF.

FUTURE EXPANSION = 102,200'± SF.

∴ TOTAL ALLOWED = 174,200 S.F. ±

EXISTING BUILDING TO DATE:

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

TOTAL = 140,369 SF.

PROPOSED AT THIS TIME:

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

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

2ND/3RD ADDITION 31,600 SF

2,231 SF. (AVAILABLE)

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

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

2 STY ADDITION : 25x75x2 = 3750 SF.

LIBRARY ADDITION : 26x34.5 = 897 SF.

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

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

OR

POOL ENCLOSURE + LINK

= 8,985 SF. vs 7,445 SF. (ANNEX)

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND VARIANCE - N/S Gwynnbrook *
Avenue, approx. 1500' W of its * DEPUTY ZONING COMMISSIONER
inter. w/Garrison Forest Road *
(3506 Gwynnbrook Avenue) * OF BALTIMORE COUNTY
4th Election District *
3rd Councilmanic District * Case No. 99-94-SPHA

The Associated Jewish Community *
Federation of Baltimore - Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, The Associated Jewish Community Federation of Baltimore, by Arthur H. Adler, Board Member, through their attorney, Robert A. Hoffman Esquire. The Petitioners seek approval of an amendment to the previously approved site plan in prior Case No. 92-309-SPHXA to reflect the proposed improvements; to confirm that the 333 parking spaces provided is sufficient to support the community buildings or other structures devoted to civic, social, recreational, and/or educational uses, in accordance with Section 409.6.A of the Baltimore County Zoning Regulations (B.C.Z.R.); and to amend the parking variance granted in prior Case No. 93-170-A, accordingly. In addition to the special hearing relief sought, the Petitioners also request variance relief from the B.C.Z.R. as follows: 1) From Section 450.4.E to permit existing identification signs of 41 sq.ft. (Sign A) and 36 sq.ft. (Sign D) in lieu of the maximum allowed 25 sq.ft.; 2) from Section 450.4.F to permit two existing identification signs (Signs A and D) to be located along one frontage; 3) from Section 450.4.G to permit existing identification sign heights of 7'6" (Signs A and D) and 6'8" (Sign B) in lieu of the maximum allowed 6' for each; and from Section 450.4.G to permit an existing changeable copy sign height of 6'2" in lieu of the maximum allowed 6'

ORDER RECEIVED FOR FILING

Date

By

10/23/98

[Signature]

(Sign C). 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 Arthur Adler and Jay Schreider, representatives of The Associated Jewish Community Federation of Baltimore, owners of the subject property, David S. Thaler, Professional Engineer who prepared the site plan of this property, and Robert A. Hoffman, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is part of an overall tract of land owned by the Petitioners containing a gross area of 158.39 acres, split zoned D.R.1, D.R.2, and D.R.16, located near the northwest corner of the intersection of Gwynnbrook Avenue and Garrison Forest Road in Owings Mills. The property which is the subject of this request consists of 43.89 acres, zoned D.R.1, and is the site of the Jewish Community Center. The zoning history of this property dates back to November 1973, when the Petitioners obtained a special exception for the existing community building. Over the years, a number of improvements/additions have been made to the property, including the addition of educational buildings and recreational facilities, such as swimming pools, tennis courts, a gymnasium, health spa, a center for the performing arts, and outdoor athletic fields. The Petitioners now come before me seeking approval to amend the most recent site plan and variances granted in prior Case No. 92-309-SPHXA as set forth above, to reflect the proposed construction of two, two-story additions to the main building. In order to proceed as proposed, the Petitioners must amend the previously approved site plan in prior Case No. 92-309-SPHXA. Furthermore, a finding is needed that the

10/23/98
J. J. J.

Current number of parking spaces are sufficient to handle the existing facilities as well as the proposed additions. In prior Case No. 93-170-A, the Petitioners were granted a variance to allow 329 total parking spaces in lieu of the then required 439. Testimony received from Mr. Schreider indicated that the current number of parking spaces (333) is sufficient to handle the existing operation and proposed improvements, and that a number of grassy areas exist on site in the event overflow parking is necessary on certain occasions.

In addition to the special hearing relief requested, the Petitioners also requested variance relief to legitimize the size and location of a number of existing signs on their property. Testimony indicated that these signs have existed on the property for many years; however, they do not meet the most recently adopted sign regulations. Therefore, in conjunction with the special hearing relief requested above, the Petitioners have filed the instant Petition for Variance to legitimize the existing signs on their property. No additional signs are proposed.

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, it is clear that practical difficulty or unreasonable hardship will result if the special hearing and variance relief are not granted. It is clear that amendments to the previously approved site plans are necessary in order to reflect the proposed improvements to the property and the number of parking spaces provided. Testimony demonstrated that the current number of parking spaces has served the subject property for many years without detriment to the surrounding locale, and that there will be no adverse impact on the current parking arrangement by virtue of the proposed additions. Thus, I find that the 333 parking spaces currently provided are sufficient to handle the existing facilities as well as the proposed improvements and that the special hearing relief should be granted. In addition, the relief requested to legitimize the existing signs on the property is appropriate 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 special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 23rd day of October, 1998 that the Petition for Special Hearing to approve an amendment to the previously approved site plan in prior Case No. 92-309-SPHXA to reflect the proposed improvements; to confirm that the 333 parking spaces provided is sufficient to support the community buildings or other structures devoted to civic, social, recreational, and/or educational uses, in accordance with Section 409.6.A of the Baltimore County Zoning Regulations (B.C.Z.R.); and, to amend the

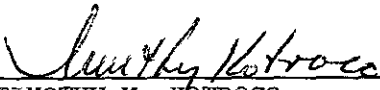
COMMUNICATIONS SECTION
10/23/98
RJP

parking variance granted in prior Case No. 93-170-A, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: 1) From Section 450.4.E to permit existing identification signs of 41 sq.ft. (Sign A) and 36 sq.ft. (Sign D) in lieu of the maximum allowed 25 sq.ft.; 2) from Section 450.4.F to permit two existing identification signs (Signs A and D) to be located along one frontage; 3) from Section 450.4.G to permit existing identification sign heights of 7'6" (Signs A and D) and 6'8" (Sign B) in lieu of the maximum allowed 6' for each; and from Section 450.4.G to permit an existing changeable copy sign height of 6'2" in lieu of the maximum allowed 6' (Sign C), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 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.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING

Date 10/23/88

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

October 23, 1998

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
N/S Gwynnbrook Avenue, approx. 1500' W of its intersection
w/Garrison Forest Road
(3506 Gwynnbrook Avenue)
4th Election District - 3rd Councilmanic District
The Associated Jewish Community Federation of Baltimore - Petitioners
Case No. 99-94-SPHA

Dear Mr. Hoffman:

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

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Arthur H. Adler, The Assoc. Jewish Comm. Fed. of Baltimore
101 West Mount Royal Avenue, Baltimore, Md. 21201

People's Counsel; Case Files



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 3506 Gwynnbrook Avenue

which is presently zoned DR-1, DR-2, DR-16, OR-1

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 part of 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

See attached list.

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 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Phone No.

Towson

MD

21204

State

Zipcode

Legal Owner(s):

The Associated Jewish Community Federation of Baltimore

(Type or Print Name)

Signature: Arthur H. Adler, Board Member

(Type or Print Name)

Signature

101 West Mount Royal Avenue

(410) 727-4828

Address

Phone No.

Baltimore

MD

21201

City

State

Zipcode

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

Robert A. Hoffman
Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

(410) 494-6200

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: SM

DATE

9

99-94-5 PHA

91

ORDER RECEIVED FOR FILING

Date

By

Special Hearing

- A. To amend the plan previously approved in Case 92-309-SPHXA
- B. To confirm that the ³³³~~number of parking~~ spaces provided is sufficient to support the community buildings or other structures devoted to civic, social, recreational, and/or educational uses in accordance with Section 409.6.A. (B.C.Z.R.) and to amend the parking variance granted in Case No. 93-170-A.

SAM/gf/ZoningVariance/JCC/D#9-98/9/1/98

ORDER RECEIVED FOR FILING
Date 10/23/98
By [Signature]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3506 Gwynnbrook Avenue

which is presently zoned DR-1, DR-2, DR-16, OR-1

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 part of hereof, hereby petition for a Variance from Section(s)

See attached list.

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

To be determined at the hearing.

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 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

Legal Owner(s):

The Associated Jewish Community Federation of Baltimore

(Type or Print Name)

Signature: Arthur H. Adler, Board Member

(Type or Print Name)

Signature

101 West Mount Royal Avenue

(410) 727-4828

Address

Phone No.

Baltimore

MD

21201

City

State

Zipcode

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

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

Name

210 Allegheny Ave, Towson, MD 21204

(410) 494-6200

Address

Phone No.

Attorney for Petitioner:

Robert A. Hoffman

Venable, Baetjer and Howard, LLP

(Type or Print Name)

Signature

210 Allegheny Ave.

(410) 494-6200

Address

Phone No.

Towson

MD

21204

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: SPH

DATE

9-2-98

99-94-SPHA

ORDER RECEIVED FOR FILING

Date

By

98

Variance Requests

A. Per Section 450.4.E. (B.C.Z.R.)

1. To allow ^{an existing} ~~a~~ 41 SF $\pm$ identification sign in lieu of 25 SF. (Sign A)
2. To allow ^{an existing} ~~a~~ 36.5 SF $\pm$ identification sign in lieu of 25 SF. (Sign D)

B. Per Section 450.4.F. (B.C.Z.R.)

To allow two ^{existing} identification signs along one frontage (Signs A&D)

C. Per Section 450.4.G. (B.C.Z.R.)

1. To allow an ^{existing} identification sign height of 7'-6" $\pm$ in lieu of 6'. (Signs A&D)
2. To allow an ^{existing} identification sign height of 6'-8" in lieu of 6'. (Sign B)

D. Per Section 450.4.G. (B.C.Z.R.)

To allow ^{an existing} ~~a~~ changeable copy sign height of 6'-2" $\pm$ in lieu of 6'. (Sign C)

ORDER RECEIVED FOR FILING
Date 10/23/18
By [Signature]

AJC at Owings Mills
Description
August 27, 1998

DESCRIPTION FOR ZONING PURPOSES ONLY

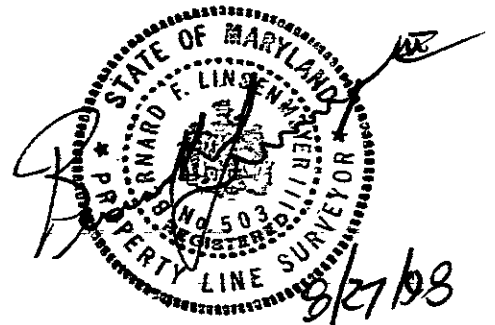
The Associated: the Jewish Community Federation of Baltimore.

Beginning at a point located approximately 1350 feet west of the centerline of Garrison Forest Road and Gwynnbrook Avenue intersections, along the centerline of Gwynnbrook Avenue, thence running the following four courses and distances:

1. North 27°28'36" West 115.01 feet to a point; thence,
2. North 61°57'47" East 80.00 feet to a point; thence,
3. South 27°28'36" East 115.01 feet to a point; thence,
4. South 61°57'47" West 80.00 feet to the point of beginning.

Containing 0.21 acres, more or less.

AJC OM ZONING SAM PAGE3 CRG D#2 98 YDG



90
99-94-SPHA

DESCRIPTION FOR ZONING PURPOSES ONLY

The Associated: the Jewish Community Federation of Baltimore

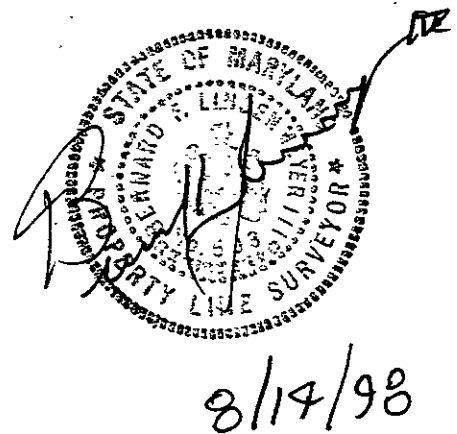
Beginning for the same at a point on the dividing line between a parcel of land of The Associated Jewish Charities, recorded among the Land Records of Baltimore County, Maryland in Liber 5593 folio 92 and a parcel of land of the State of Maryland, recorded among the said Land Records in Liber 2146 folio 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 $10^{\circ} 46' 39''$ West 888.71 feet to a point; thence, running over and through the aforementioned lands of The Associated Jewish Charities, of which this is a part, the following thirty-five (35) courses and distances:

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

7. North $57^{\circ} 43'$ West 57 feet to a point;
8. North $50^{\circ} 53'$ East 119 feet to a point;
9. North $41^{\circ} 59'$ East 45 feet to a point;
10. North $19^{\circ} 55'$ East 69 feet to a point;
11. North $51^{\circ} 58'$ East 97 feet to a point;
12. North $33^{\circ} 56'$ East 31 feet to a point;
13. North $24^{\circ} 41'$ East 179 feet to a point;
14. North $40^{\circ} 14'$ East 64 feet to a point;
15. North $34^{\circ} 29'$ East 49 feet to a point;
16. North $16^{\circ} 44'$ East 134 feet to a point;
17. North $43^{\circ} 29'$ East 104 feet to a point;
18. North $35^{\circ} 18'$ East 57 feet to a point;
19. North $27^{\circ} 33'$ East 55.5 feet to a point;
20. South $68^{\circ} 38'$ East 491.24 feet to a point;
21. South $16^{\circ} 49'$ 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 $00^{\circ} 11'$ West 767.86 feet to a point;
23. South $17^{\circ} 11'$ West 292.15 feet to a point;
24. South $02^{\circ} 45'$ West 80 feet to a point;
25. South $80^{\circ} 29'$ West 73 feet to a point;
26. South $48^{\circ} 54'$ West 219 feet to a point;
27. South $75^{\circ} 38'$ West 78 feet to a point;
28. South $61^{\circ} 28'$ West 42 feet to a point;

29. South $49^{\circ} 44'$ West 73 feet to a point;
30. South $73^{\circ} 26'$ West 29 feet to a point;
31. South $88^{\circ} 03'$ West 156 feet to a point;
32. South $79^{\circ} 22'$ West 252 feet to a point;
33. South $66^{\circ} 09'$ West 82 feet to a point;
34. South $61^{\circ} 40'$ West 79 feet to a point;
35. and, North $84^{\circ} 57' 17''$ West 66.95 feet to the point
of beginning.

Containing 43.68 acres of land, more or less.



BALTIMORE COUNTY, MA AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 079097

DATE 3/3/00 ACCOUNT 001-6150
AMOUNT \$ 40.00 (M/K)

RECEIVED FROM: Gower Thompson
FOR: Spirit & Intent 00-474
Jewish CC

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT
PAYMENT ACTUAL TIME
3/3/2000 3:03:00 15:30:51
REG 10305 CASHIER FIES NEW DAWER
Dept 5 520 JEWING VERIFICATION
Receipt # 146377
CR NO. 079097
Receipt Tot 40.00
40.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MAF AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 076606

DATE 1/19/00 ACCOUNT 001-6150
AMOUNT \$ 40.00 (M/K)

RECEIVED FROM: Gower Thompson
FOR: 00-3406
Jewish Comm Ctr
97-94-SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT
PAYMENT ACTUAL TIME
1/19/2000 1:21:00 10:19:11
REG 10305 CASHIER FIES NEW DAWER
Dept 5 520 JEWING VERIFICATION
Receipt # 112177
CR NO. 076606
Receipt Tot 40.00
40.00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3547

DATE 9.7.98 ACCOUNT R001-G150
AMOUNT \$ 500.00

RECEIVED FROM: THE JEWISH COMM. CENTER
020 C. VAN. 250
FOR: 040 SPEC. HEATING 250
TOTAL \$500

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

94.

PAID RECEIPT

PROCESS ACTUAL TIME
9/02/1998 9/02/1998 10:24:46

MS 4906 CASHIER WEL NEW DRYNER
5 MISCELLANEOUS CASH RECEIPT

Receipt # 036613

CR NO. 054746

OFLN

500.00 CHECK

Baltimore County, Maryland

99-94-SPHA

CASHIER'S VALIDATION

**NOTICE OF
ZONING HEARINGS**

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: #99-94-SPHA
3506 Gwynnbrook Avenue
N/S Gwynnbrook Avenue,
1350' W of centerline Garrison
Forest Road

4th Election District

3rd Councilmanic District

Legal Owner(s): The Associated Jewish Community Federation of Baltimore

Special Hearing: to amend the plan previously approved in case 92-309-SPHXA; to confirm 333 spaces provided is sufficient to support the community buildings or other structures devoted to civic, social, recreational, and/or educational uses; and to

amend the parking variance granted in case no. 93-170-A.

Variance: to allow an existing 41 +/- square foot identification sign in lieu of 225 square feet; to allow an existing 36.5 +/- square foot identification sign in lieu of 25 feet; to allow two existing identification signs along one frontage; to allow an existing identification sign height of 7 ft., 6 ins. +/- in lieu of 6 feet; to allow an existing identification sign height of 6 ft., 8 ins. in lieu of 6 feet; and to allow an existing changeable copy sign height of 6 ft., 2 ins. +/- in lieu of 6 feet.

Hearing: Tuesday, October 13, 1998 at 11:00 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.

9/348 Sept. 24 C261152

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/24/, 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 9/24/, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

CERTIFICATE POSTING

RE: Case No.: 99-94-SPHA
OWINGS MILL JEWISH CENT.

Petitioner/Developer: V.B.H. ETAL

% ROBERT HOFFMAN

Date of Hearing/Closing: 10/13/98

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 # 3506 GWYNBROOK AVE

The sign(s) were posted on

9/25/98

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 9/30/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

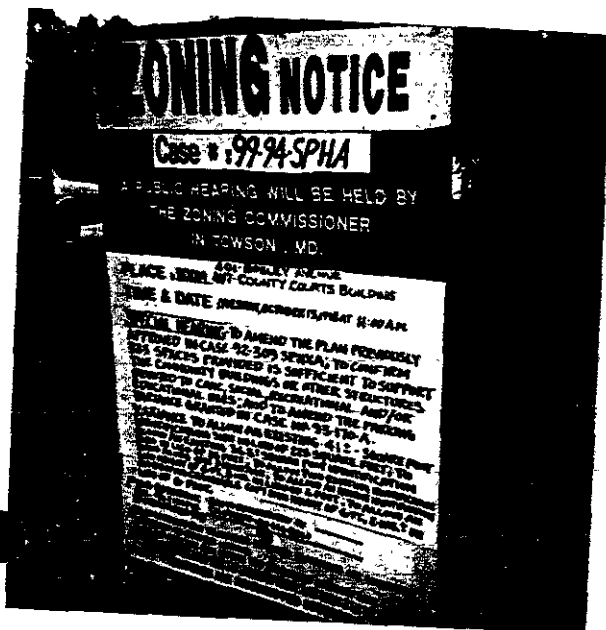
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



CASE # 99-94-SPHA
3506 GWYNBROOK AVE
9/25/98

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.: 99-94-SPHA.

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO AMEND CASE 92-309-SPHA & CONFIRM
333 SPACES FOR ALL USES OF EXISTING RECREATION/EDUCATIONAL FACILITY
& VARIANCE TO ALLOW HEIGHT & AREA CHANGE
& NUMBER ON FRONTAGE FOR 3 EXISTING SIGNS.

(PEN HORFMAN)

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

TO: PATUXENT PUBLISHING COMPANY
September 24, 1998 Issue - Jeffersonian

Please forward billing to:

Robert A. Hoffman, Esquire 410-494-6200
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

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: 99-94-SPHA

3506 Gwynnbrook Avenue

N/S Gwynnbrook Avenue, 1350' W of centerline Garrison Forest Road

4th Election District - 3rd Councilmanic District

Legal Owner: The Associated: Jewish Community Federation of Baltimore

Special Hearing to amend the plan previously approved in case 92-309-SPHXA; to confirm 333 spaces provided is sufficient to support the community buildings or other structures devoted to civic, social, recreational, and/or educational uses; and to amend the parking variance granted in case no. 93-170-A. Variance to allow an existing 41 +/- square foot identification sign in lieu of 225 square feet; to allow an existing 36.5 +/- square foot identification sign in lieu of 25 feet; to allow two existing identification signs along one frontage; to allow an existing identification sign height of 7 ft., 6 ins. +/- in lieu of 6 feet; to allow an existing identification sign height of 6 ft., 8 ins. in lieu of 6 feet; and to allow an existing changeable copy sign height of 6 ft., 2 ins. +/- in lieu of 6 feet.

HEARING: Tuesday, October 13, 1998 at 11:00 a.m. in Room 407, County Courts Building,
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.



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

September 14, 1998

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: 99-94-SPHA
3506 Gwynnbrook Avenue
N/S Gwynnbrook Avenue, 1350' W of centerline Garrison Forest Road
4th Election District - 3rd Councilmanic District
Legal Owner: The Associated: Jewish Community Federation of Baltimore

Special Hearing to amend the plan previously approved in case 92-309-SPHXA; to confirm 333 spaces provided is sufficient to support the community buildings or other structures devoted to civic, social, recreational, and/or educational uses; and to amend the parking variance granted in case no. 93-170-A. Variance to allow an existing 41 +/- square foot identification sign in lieu of 225 square feet; to allow an existing 36.5 +/- square foot identification sign in lieu of 25 feet; to allow two existing identification signs along one frontage; to allow an existing identification sign height of 7 ft., 6 ins. +/- in lieu of 6 feet; to allow an existing identification sign height of 6 ft., 8 ins. in lieu of 6 feet; and to allow an existing changeable copy sign height of 6 ft., 2 ins. +/- in lieu of 6 feet.

HEARING: Tuesday, October 13, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon, Director

c: Robert A. Hoffman, Esquire
The Associated: Jewish Community Federation of Baltimore

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 28, 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.

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



Printed with Soybean Ink
on Recycled Paper



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

October 8, 1998

Robert A. Hoffman, Esq.
Venable, Baetjer and Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 94
Case No.: 99-94-SPHA
Location: 3506 Gwynnbrook
Avenue

Dear Mr. Hoffman:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on September 2, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

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





Baltimore County
Fire Department

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

September 15, 1998

TO: Arnold Jablon, Director
Permits and Development Management
MAIL STOP-1105

FROM: LT. ROBERT P. SAUERWALD
FIRE MARSHAL OFFICE
MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF SEPT. 14, 1998.

Item No.: SEE BELOW

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 091, 092, 093,
094, 095, 096, 097, 099 AND 100.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: September 9, 1997

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

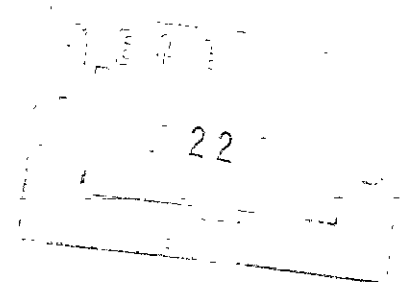
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comment on the following petition (s):
Item No (s): 94 and 98

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W. Long

AFK/JL





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 9.11.98

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

RE: Baltimore County
Item No. 094 JRA

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

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: September 23, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for September 21, 1998
Item No. 094

The Development Plans Review Division has reviewed the subject zoning item. The signs shall not interfere with the lines of sight.

RWB:HJO:jrb

cc: File

ZONE0921.094

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

TO: POM

FROM: R. Bruce Seeley.
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 9/14/98

DATE: 9/22/98

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

additional item

Item #'s:

94
96

RBS:sp

BRUCE2/DEPRM/TXTS8P

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE

3506 Gwynnbrook Avenue, N/S Gwynnbrook Ave,
1350' W of c/I Garrison Forest Rd, 4th Election
District, 3rd Councilmanic

Legal Owners: The Associated Jewish Community
Federation of Baltimore

Petitioner(s)

BEFORE THE
ZONING COMMISSIONER
FOR

BALTIMORE COUNTY

Case Number: 99-94-SPHA

* * * * *

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 6th day of October, 1998, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esq., Venable, Baetjer & Howard, 210 Allegheny Avenue, P.O. Box 5517, Towson, MD 21204, 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
pdmlandacq@co.ba.md.us

February 1, 2000

Frederick J. Thompson, P.E.
Gower Thompson, Inc.
429 East Lake Avenue
Baltimore, Maryland 21212

Dear Mr. Thompson:

RE: Spirit and Intent, Jewish Community Center, Zoning Case 99-94-SPHA,
4th Election District

Thank you for your letter of January 14, 2000 to Arnold Jablon, Director of
Permits and Development Management. This correspondence has been referred to me for
reply.

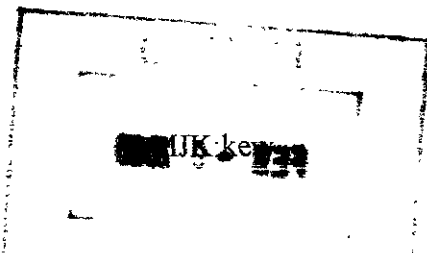
Please be advised that the Zoning Review Office will consider the proposed
addition over the existing **Gordon Center (Community Center)** as within the Spirit and
Intent of Zoning Case#99-94-SPHA. This letter must be referenced at the time of
application before the Development Review Committee and building permit review.
Also, please submit two additional copies of the site plan so that the zoning hearing file
may be updated.

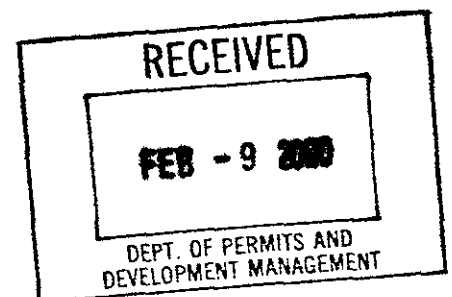
I trust that the information set forth in this letter is sufficiently detailed and
responsive to the request. If you need further information or have any questions, please
do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "mjkellman".

Mitchell J. Kellman
Planner II
Zoning Review







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

March 9, 2000

Frederick J. Thompson, P.E.
Gower Thompson Inc.
429 East Lake Avenue
Baltimore, Maryland 21212

Dear Mr. Thompson:

RE: Zoning Verification, Spirit and Intent, Zoning Case #99-94-SPHA, Jewish
Community Center, 4th Election District

Thank you for your letter of February 29, 2000 to Arnold Jablon, Director of
Permits and Development Management. This correspondence has been referred to me for
reply.

The Baltimore County Zoning Review Office, on occasion, may approve
modifications to site plans approved by a zoning hearing provided that the amendments
are within the spirit and intent of said zoning relief and that the changes are non-material.
The redlined plans do not show any other uses other than what was approved in the
referenced zoning case; however, the proposed improvements, such as parking and the
baseball diamond, extend much closer to the property lines than what was originally
proposed. This office cannot administratively approve those redlined amendments unless
they take place within the original building area shown on the hearing plan. To
accomplish building in the area closer to the property lines from what was originally
approved, will require a special (public) hearing before the Zoning Commissioner.

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,

Mitchell J. Kellman
Planner II
Zoning Review

MJK:kew





Baltimore County
Department of Permits and
Development Management

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

February 26, 2001

Frederick J. Thompson, P.E.
Gower Thompson, Inc.
429 East Lake Avenue
Baltimore, MD 21212

RE: Spirit and Intent – Case # 99-94-SPHA, Jewish Community Center, 4th Election
District, 3506 Gwynnbrook Avenue

Dear Mr. Thompson:

Your February 13, 2001 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:

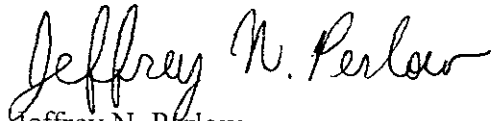
- A. In the absence of any opposition at the latest zoning hearing (99-94-SPHA) relative to the above referenced property, the accessory multi-use level paved (ie. no skate-board ramps, etc.) area for recreation use in the southwest portion of the site is approved as being in the Spirit and Intent of the Baltimore County Zoning Regulations (BCZR), subject to the following conditions:
 - 1. The adjacent Gwynnbrook State Farm Land Property (Liber 2146/Folio 167) is not improved with a single-family dwelling or two-family dwelling within 300 feet of the tract boundary adjacent to the proposed paved area.
 - 2. The above referenced State Farm Land is more than 2 acres in area.
- B. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

This letter must be referenced at the time of the rescheduled Development Review Committee meeting and must be added to the refined/amended development plan prior to final approval. In addition, if a building permit is required, reference this letter at the time of permit application and review.



I trust that the information set forth in this letter is sufficiently detailed and responsive to your request. If you need further information or have any questions please feel free to contact me at 410-887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow
Planner II
Zoning Review Office

c: Don Rascoe (IV-398)
Christine Rorke (IV-398)
Zoning Hearing File 99-94-SPHA
File – Spirit & Intent Letters



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

January 27, 2003

Mr. Arthur Adler, President
Jewish Community Center of Greater Baltimore
C/o Ben & Esther Rosenbloom JCC on the Harry & Jeanette Weinberg Campus
3506 Gwynnbrook Avenue
Owings Mills, MD 21117-1498

Dear Mr. Adler:

Re: Zoning Case # 99-94-SPHXA
Spirit & Intent Letter
4th E.D.

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. Your request is for a verification that a proposed 12,000 sq. ft. expansion of the existing Health & Fitness Center and an addition of 3750 sq. ft. in the existing courtyard area would be permitted without the necessity of another hearing. As stated in your letter, Zoning Case Number 99-94-SPHA confirmed the finding in Case Number 92-309-SPHXA, which stated that 333 provided parking spaces were sufficient to support the community buildings or other structures devoted to civic, social, recreational and/or education uses (in lieu of the required 650 ft. $\pm$ parking spaces). The proposed 12,000 sq. ft. and 3500 sq. ft. require an extra 120 and 12 parking spaces respectively.

Recently, there was an expansion of parking and there are now 651 parking spaces. However, these 2 proposed additions would not be approved being within the spirit and intent of the above referenced case. A special hearing will be required.

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, Jr.
Planner II
Zoning Review

c: PDM File

✓ Zoning Case # IV-398 - #99-94-SPHA
JJS:kil

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

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

April 12, 2005

Cindy A. Gower P.E.
Gower Thompson, Inc.
429 East Lake Avenue
Baltimore, MD 21212

Dear Ms. Gower:

RE: 6th Spirit and Intent Request, Case # 99-94-SPHA, Jewish Community Center of Greater Baltimore, Owings Mills Facility, 3506 Gwynnbrook Avenue, 4th Election District

Your recent letter to Timothy Kotroco, Director of Permits and Development Management, 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. After consultation with Carl Richards, Zoning Review Supervisor and John Lewis, Planner II, the proposed modifications (spirit and intent request # 6) to the site plan in Case # 99-94-SPHA, specifically the 900 square foot library addition to the pre-school, the all weather cover over the existing pool and building connection (link) to the existing gymnasium, and the minor sidewalk addition are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR), subject to any restrictions contained in the Zoning Commissioner's order and any prior orders.
2. However, please be aware that the issuance of this 6th spirit and intent response shall be the last in regards to any proposed buildings, structures or uses on the site. Any future proposed buildings, structures or uses will be considered a material change to the hearing plan in Case 99-94-SPHA and thereby require a special hearing before the Zoning Commissioner to amend the plan. As agreed to by Mr. Fred Thompson of your office, no future spirit and intent requests will be submitted or approved.
3. Please correct your red-lined hearing plan to reflect a verbatim copy of this response as well as a statement in ¼ inch bold type that states: **"THE ISSUANCE OF THIS 6TH SPIRIT AND INTENT RESPONSE SHALL BE THE LAST IN REGARDS TO THIS SITE. ANY FUTURE PROPOSED BUILDINGS, STRUCTURES OR USES WILL BE CONSIDERED A MATERIAL CHANGE TO THE SITE PLAN IN ZONING CASE 99-94-SPHA AND THEREBY REQUIRE A SPECIAL HEARING BEFORE THE ZONING COMMISSIONER TO AMEND THE PLAN. NO EXCEPTIONS TO THE PRECEDING WILL BE GRANTED."** In addition, add a signature block that states:

APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND
ORDER IN ZONING CASE # 99-94-SPHA

SIGNED BY _____

DATE _____

Please submit three (3) corrected red-lined hearing plans to my attention. After the corrected plans are signed by this office, a copy of your request letter, this response and a signed red-lined plan will be recorded and made a permanent part of the zoning case file.

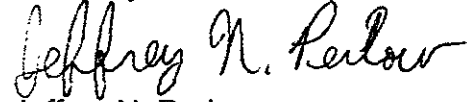
Visit the County's Website at www.baltimorecountyonline.info



4. A verbatim copy of this response must also be affixed to your building permit site plan prior to building permit application.
5. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

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,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File 99-94-SPHA
File-Spirit & Intent Letters



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

February 6, 2007

Judith M. Floam
Clobert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Dear Ms. Floam:

RE: 7th Spirit and Intent Request, Case # 99-94-SPHA, Jewish Community Center of Greater Baltimore, Owings Mills Facility, 3506 Gwynnbrook Avenue, 4th Election District

Your recent letter to Timothy Kotroco, Director of Permits and Development Management, 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. After consultation with Carl Richards, Zoning Review Supervisor, a portion of the proposed modification to the site plan in Case # 99-94-SPHA, specifically the portion of the proposal that replaces the four existing freestanding signs at the Gwynnbrook Road entrance with one freestanding sign having a total sign area of 55 square feet and a maximum height of 7'6" is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR), subject to any restrictions contained in the Zoning Commissioner's order and any prior orders.
2. **However, the portion of the proposal that requests a second freestanding sign at the Garrison Forest Road (Associated Way) entrance is a material change to the site plan and thereby a new variance and/or special hearing before the zoning commissioner would be required.**
3. If you desire to proceed with the portion of your request that has been approved, please submit a red-lined hearing plan from Case # 99-94-SPHA that reflects a verbatim copy of this response. In addition, add a signature block that states:

**APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE PLAN AND
ORDER IN ZONING CASE # 99-94-SPHA**

SIGNED BY

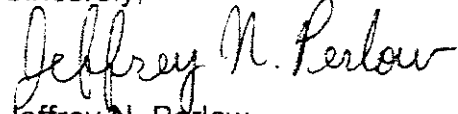
DATE

Please submit three (3) red-lined hearing plans to my attention. After the plans are signed by this office, a copy of your request letter, this response and a signed red-lined plan will be recorded and made a permanent part of the zoning case file.

4. A verbatim copy of this response must also be affixed to your building permit site plan prior to building permit application.
5. This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

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,

A handwritten signature in cursive script that reads "Jeffrey N. Perlow".

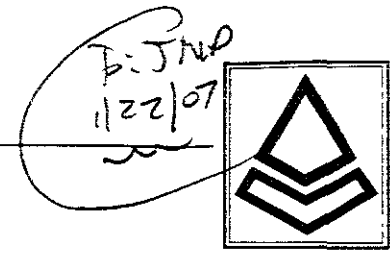
Jeffrey N. Perlow
Planner II
Zoning Review

JNP

c: Zoning Hearing File 99-94-SPHA
File-Spirit & Intent Letters

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



January 17, 2007

Mr. Timothy F. Kotroco
Baltimore County Office of Permits
and Development Management
111 W. Chesapeake Avenue
Towson, Md. 21204

Re: Spirit and Intent Request, Case No. 99-94-SPHA
3506 Gwynnbrook Avenue, Owings Mills Jewish Community Center
CMR No. 2006119

Dear Mr. Kotroco,

This is a request for approval for changes to the signs at the entrances to the existing Jewish Community Center as within the Spirit and Intent of zoning case 99-94-SPHA. The property is located on Gwynnbrook Avenue in Owings Mills and is zoned DR-1 and OR-1, with entrances off Gwynnbrook Avenue and Garrison Forest Road.

In the most recent zoning case for this property, Case No. 99-94-SPHA, approval was granted for four signs. The Order references the area of two signs, 41 square feet and 36 square feet in area, and the height of four signs: 7'-6" and 6'-8", 6-8" and 6-2". However, the Zoning Office does not have the case file; therefore we cannot provide a copy of the plan approved in that case or information about the approved signs.

The owner proposes to replace the existing signs with one sign at the Gwynnbrook Road entrance having a total sign area of 55 square feet and a maximum height of 7'-6" and one sign at the Garrison Forest Road entrance having a total sign area of 55 square feet and a maximum height of 7'-6". The proposed signs at the two entrances are identical in size and design.

Attached is a plan showing the overall property, details of the proposed sign locations and elevation sketches of the proposed signs. We look forward to your approval.

Yours truly,

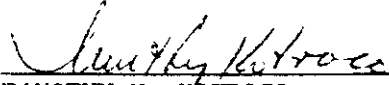
Judith M. Floam
Colbert Matz Rosenfelt, Inc.

cc: Mr. Ben Gershowitz

parking variance granted in prior Case No. 93 170-A, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from the B.C.Z.R. as follows: 1) From Section 450.4.E to permit existing identification signs of 11 sq ft. (Sign A) and 36 sq.ft. (Sign B) in lieu of the maximum allowed 25 sq.ft.; 2, from Section 450.4.F to permit two existing identification signs (Signs A and D) to be located along one frontage; 3) from Section 450.4.G to permit existing identification sign heights of 7'6" (Signs A and D) and 6'8" (Sign B) in lieu of the maximum allowed 6' for each; and from Section 450.4.G to permit an existing changeable copy sign height of 6'2" in lieu of the maximum allowed 6' (Sign C), in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 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

RECEIVED
BALTIMORE COUNTY
ZONING DEPARTMENT
JAN 23 2004
10:00 AM



WCP

CONFIDENTIAL

1/18/03
8
WCP
* talk w/ Dave F
about traffic monitoring
To: WTK
some
1/19/03
WCP
to Cashier

January 14, 2000

Mr. Arnold Jablon
Baltimore County Department of
Permits and Development Management
111 W. Chesapeake Ave.
Room 123
Towson MD 21204

Re: Sprit and Intent
Case No. 99-94-SPHA
Jewish Community Center

Dear Mr. Jablon,

The Jewish Community Center wishes to construct a second story addition of 2,267 square feet over the existing Gordon Center (Community Theater) for use as meeting rooms. Additionally, a stair tower, to grade, of approximately 200 square feet is included to in order to provide fire egress from the addition to ground level. We believe that the use of this addition is consistent with the approved uses at this site and request your concurrence that this work is within the Spirit and Intent of the existing zoning cases for the site.

Enclosed, for your reference, are two copies of the Plan to Accompany Building Permit. This plan includes a summary of the zoning history for the site.

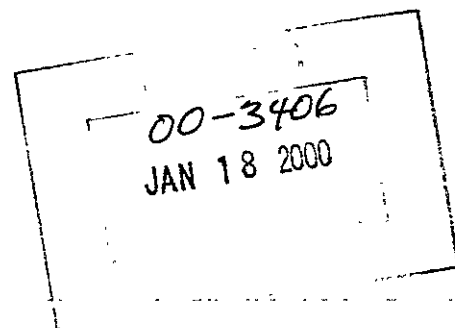
A \$40 review fee is also enclosed. Please call if there are any questions or if additional material is needed. We appreciate your cooperation and look forward to a favorable response in the near future.

Sincerely,

Gower Thompson Inc.


Frederick J. Thompson P.E.

cc: P. Powell





2/29/00
8
DR

TO: MJK
3/3/00
Wen

GOWER THOMPSON INC.
CIVIL ENGINEERING • SITE PLANNING

February 29, 2000

Mr. Arnold Jablon
Baltimore County Department of
Permits and Development Management
111 W. Chesapeake Ave.
Room 123
Towson MD 21204

Re: Sprit and Intent
Case No. 99-94-SPHA
Jewish Community Center

Dear Mr. Jablon,

On February 28, 2000 the DRC agreed that proposed changes at the Jewish Community Center are not a material change to the Development Plan and can be incorporated as an Amendment. It was suggested that this plan also be submitted to you to ensure that it is within the Spirit and Intent of the subject zoning case. You recently reviewed one of these issues, a second story addition of 2,267 square feet over the existing Gordon Center (Community Theater) for use as meeting rooms. Following is a list of the other revised items:

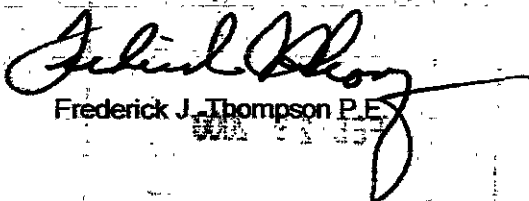
- Reconfigure and relocated a two story 13,000 square foot pre-school addition to a single story 20,000 square foot addition.
- Change the layout of proposed parking lot additions. There is an increase in parking to a total of 647 spaces.
- A minor change in the location of the stormwater management facility.
- Add dugouts, grandstands, fencing, and a Comfort Station to the athletic field area.

Enclosed, for your reference, is a red line markup of the Development Plan showing these items. This plan includes a summary of the zoning history for the site.

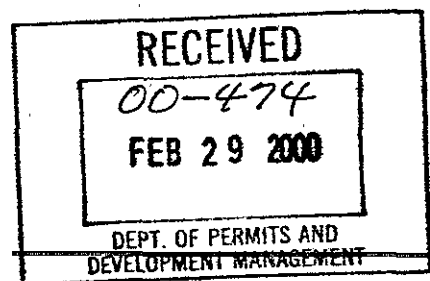
A \$40 review fee is also enclosed. Please call if there are any questions or if additional material is needed. We appreciate your cooperation and look forward to a favorable response in the near future.

Sincerely,

Gower Thompson Inc.



Frederick J. Thompson P.E.





GOWER THOMPSON INC.
CIVIL ENGINEERING • SITE PLANNING

March 22, 2000

Mr. Arnold Jablon
Baltimore County Department of
Permits and Development Management
111 W. Chesapeake Ave.
Room 123
Towson MD 21204

Re: Sprit and Intent
Case No. 99-94-SPHA
Jewish Community Center

Dear Mr. Jablon,

This letter is intended to replace our February 29, 2000 letter. Additional, clarifying, information is included; the main body of the letter is unchanged.

On February 28, 2000 the DRC agreed that proposed changes at the Jewish Community Center are not a material change to the Development Plan and can be incorporated as an Amendment. It was suggested that this plan also be submitted to you to ensure that it is within the Spirit and Intent of the subject zoning case. You recently reviewed one of these issues, a second story addition of 2,267 square feet over the existing Gordon Center (Community Theater) for use as meeting rooms. Following is a list of the other revised items:

- Reconfigure and relocated a two story 13,000 square foot pre-school addition to a single story 20,000 square foot addition.
- Change the layout of proposed parking lot additions. There is an increase in parking to a total of 647 spaces.
- A minor change in the location of the stormwater management facility.
- Add dugouts, grandstands, fencing, and a Comfort Station to the athletic field area.

Enclosed, for your reference, is a red line markup of the Development Plan showing these items. This plan includes a summary of the zoning history for the site. The Development Plan covers only that portion of the site which is known as the Jewish Community Center and represents about 44 acres of the entire 158 acre parcel, all of which is owned by The Associated: The Jewish Community Association of Baltimore. The area outside of the Development Plan (see the Vicinity Map inset on the plan) is covered by a separate CRG. The line describing the metes and bounds around the affected plan area is nothing more than a description of the property covered by the Development Plan and is unconnected, except where coincident, with the boundary of the property. All of the proposed work falls within the limits covered by the Development Plan.

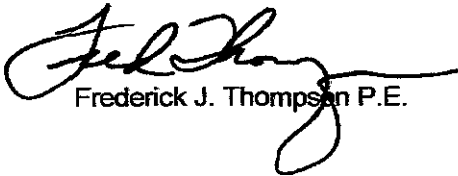
Some of the parking on the south side of the site is closer to Gwynnbrook Avenue than shown on the original plan by as much as 60 feet for a length of almost 400 feet of the 2,500 property frontage. This area, of approximately one half acre, represents less than five percent of the building and parking areas

(impervious surface). The area between Gwynnbrook Avenue and the parking lot, however, is never less than 150 feet, the major portion of which is a forest buffer area that screens the parking. Needless to say, none of the proposed work enters the forest buffer area.

A \$40 review fee is also enclosed. Please call if there are any questions or if additional material is needed. We appreciate your cooperation and look forward to a favorable response in the near future.

Sincerely,

Gower Thompson Inc.

A handwritten signature in black ink, appearing to read 'Fred Thompson', with a long, sweeping horizontal line extending to the right.

Frederick J. Thompson P.E.

cc: P. Powell
A. Adler



Received 2/15/01
To: SNP
2/15/01
uc
2/16/01



February 13, 2001

Mr. Arnold Jablon
Baltimore County Department of
Permits and Development Management
111 W. Chesapeake Ave.
Room 123
Towson MD 21204

Re: Spirit and Intent
Case No. 99-94-SPHA
Jewish Community Center

Dear Mr. Jablon,

On February 12, 2001 the DRC tabled a request to allow amendment of the Development Plan for the Jewish Community Center to permit the addition of a 20,000 square foot multi-use paved area for recreation use in the southwest portion of the campus. The area will be used for roller-skating and volleyball and will replace a smaller volleyball area. The area will drain to the stormwater management pond; the facility was sized for additional future parking in this area and the proposed work can be accommodated with no changes. Additionally, the proposed work has no effect on parking requirements or buffers.

The DRC directed us to submit a Spirit and Intent letter to you to confirm that the proposed use is permitted under the subject zoning case. Enclosed, for your reference, is a red line markup of the Development Plan showing the proposed work. This plan includes a summary of the zoning history for the site.

A \$40 review fee is also enclosed. Please call if there are any questions or if additional material is needed. We appreciate your cooperation and look forward to a favorable response in the near future.

Sincerely,

Gower Thompson Inc.


Frederick J. Thompson P.E.

cc: P. Powell



Due 4/4/05
P: JND
3/15/05

GOWER THOMPSON INC.
CIVIL ENGINEERING • SITE PLANNING

3/28/05 -
Gower Thompson
who will revise
plan. This is
last bite of
the apple.

March 14, 2005

Mr. Timothy Kotroco
Baltimore County Department of
Permits and Development Management
111 W. Chesapeake Ave.
Room 123
Towson MD 21204

Re: Sprit and Intent
Case No. 99-94-SPHA
Jewish Community Center
Tax Account No. 0406075025

Dear Mr. Kotroco,

The subject case is the most recent hearing associated with the Jewish Community Center on Gwynnbrook Avenue in the Fourth Election District. The Center wishes to make some additions to their facility including:

- A minor addition to the existing preschool (900 sf plus or minus)
- A small sidewalk addition within an existing courtyard
- An all weather cover over the existing pool and a building link between the pool and existing building (approximately 1,065 sf of link)

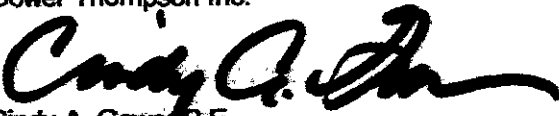
None of the above will generate any additional employees or the need for additional parking. All of the improvements are within the developed area of the site and have no particular visibility from the community.

The DRC has stated (on March 14, 2005) that, so long as this work meets the Spirit and Intent, the proposed work will qualify as a non-material amendment to the approved Development Plan.

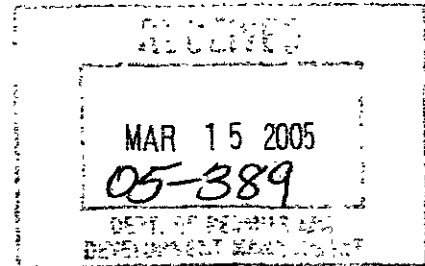
We trust that you will find favorably on this request. A review fee and 2 copies of the DRC Plan showing the proposed work are enclosed. Please call if there are any questions or if additional material is needed. We appreciate your cooperation and look forward to a favorable response in the near future.

Sincerely,

Gower Thompson Inc.


Cindy A. Gower, P.E.
410-532-0101

cc: P. Powell



GOWER THOMPSON INC.

GOWER THOMPSON INC.
429 EAST LAKE AVENUE
BALTIMORE, MARYLAND 21212
PHONE NO. (410) 532-0101
FAX NO. (410) 532-0104
E-MAIL ADDRESS: GOWERTHOMP@AOL.COM

- ☐ FAX (SHEETS)
☐ FAX NUMBER _____
☒ TRANSMITTAL
☐ MEMO
☐ MEETING MINUTES
☐ FIELD REPORT

TO: MITCH KALMAN

FROM: JOE THOMPSON

DATE: MARCH 22, 2000

RE: JCC S&I

GT#: _____

REMARKS:

COPY OF REVISED S&I LETTER PER DISCUSSIONS WITH
ARTHUR ADLER
THANKS.

99-911-SP11A

CC:

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Rob Hoffman

210 Allegheny Ave 21204

David Hales

7115 Ambassadors Dr 21244

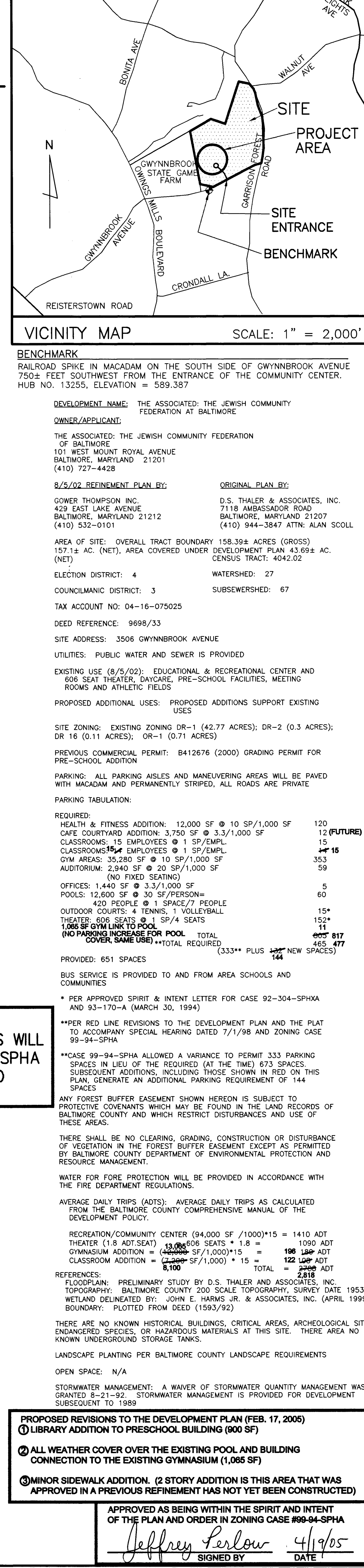
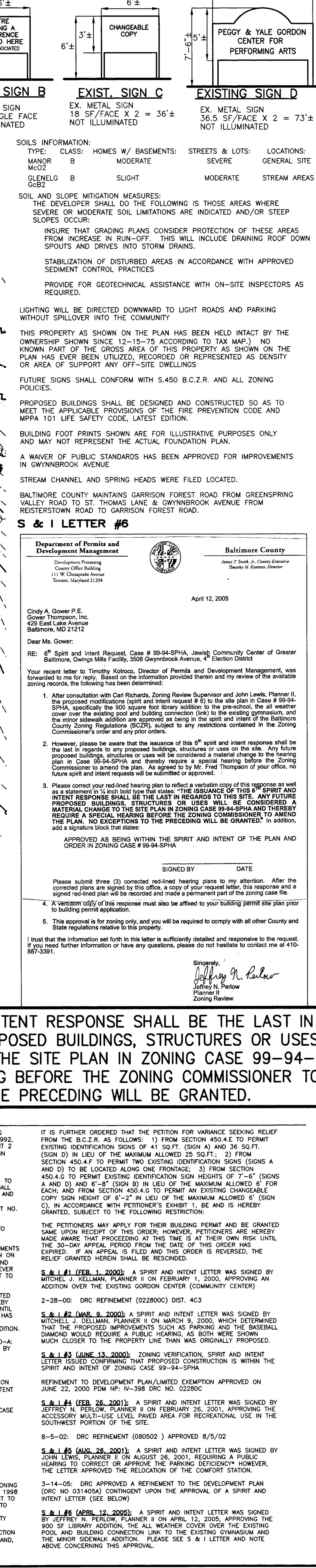
Arthur Hales

100 Ranters Mill Dr ^{South} 21117

Jay Schneider

3506 Gwynbrook Ave 21117





BECK POWELL & PARSONS Architecture • Planning • Interior Design																	
2204 Maryland Avenue Baltimore, Maryland 21218 (410) 235-9500 Copyright (c) 1997 BECK, POWELL, & PARSONS, INC.																	
 GOWER THOMPSON INC. CIVIL ENGINEERING - SITE PLANNING 429 E. Lake Avenue Baltimore, Maryland 21212 Phone 410-532-0101 Fax 410-532-0104																	
KEY PLAN																	
REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 25%;">DATE</th> <th style="width: 70%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			#	DATE	DESCRIPTION												
#	DATE	DESCRIPTION															
PROJECT: Renovations to: JEWISH COMMUNITY CENTER of GREATER BALTIMORE Owings Mills Facility																	
DRAWING TITLE: ZONING CLARIFICATION PLAN IV-398																	
DESIGNED CHECKED DRAWN FIRM	JOB NO. 97044 SCALE AS SHOWN DATE 4/15/05 DRAWING C-1																

FOREST BUFFER AND FOREST CONSERVATION, EASEMENT NOTES:

STANDARD NON-DISTURBANCE NOTE:

THERE SHALL BE NO CLEARING, GRADING OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER OR FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCES MANAGEMENT.

PROTECTIVE COVENANTS NOTE:

ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENTS SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THE AREA.

DEVELOPMENT PLAN CHAI OWINGS MILLS

4th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

GENERAL NOTES

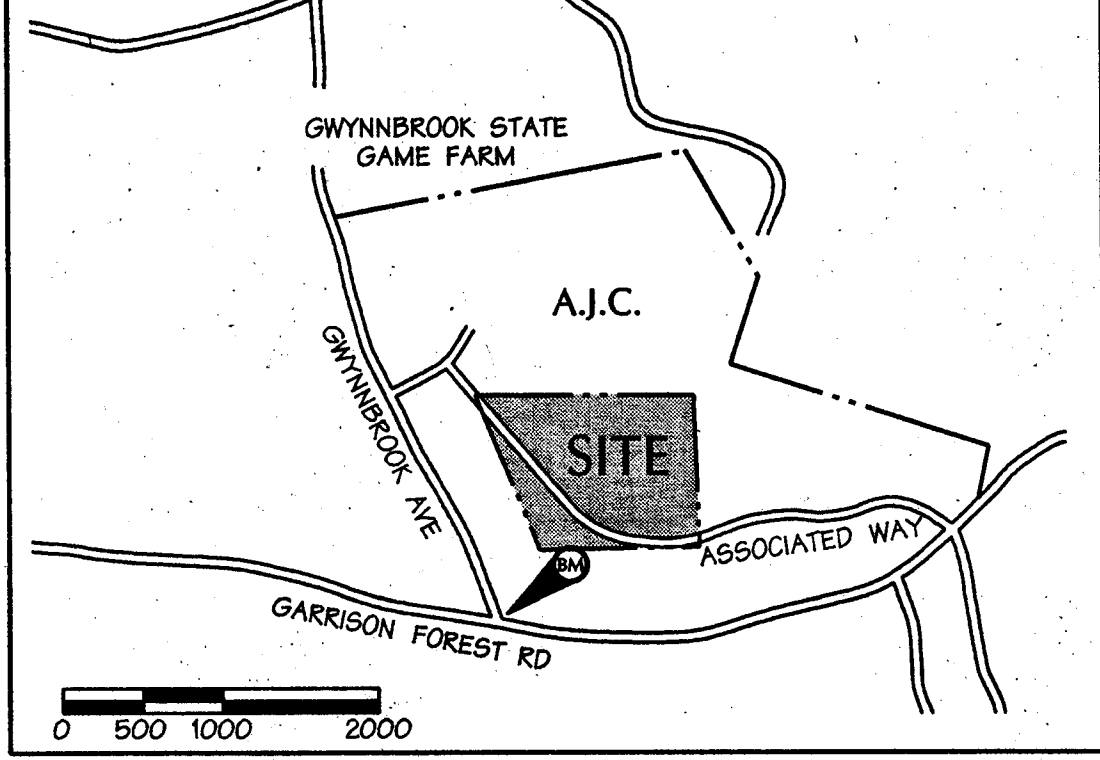
- PROPERTY OWNER:
ASSOCIATED JEWISH CHARITIES (AJC)
DEED REFERENCE: 0605/092
TAX ACCOUNT # 041070202
- DEVELOPER:
COMPREHENSIVE HOUSING ASSISTANCE, INC.
8721 PARK HEIGHTS AVE.
BALTIMORE, MARYLAND 21286
TEL: 410-466-1980
- PREPARED BY:
DAFT-MCCUNE-WALKER, INC.
200 EAST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21286
TEL: 410-296-3333
- TAX ACCOUNT NUMBERS: 041070202
- TAX MAP #8, GRID 22, PARCELS 247
- ELECTION DISTRICT 4, COUNCILMANIC DISTRICT 2, CENSUS TRACT 4042.02, ZIP CODE 21117
- SCHOOL DISTRICT:
ELEMENTARY: OWINGS MILLS ELEMENTARY
MIDDLE: PINEVILLE MIDDLE SCHOOL
HIGH SCHOOL: OWINGS MILLS HIGH SCHOOL
THIS DEVELOPMENT IS NOT SUBJECT TO THE REQUIREMENTS OF BILL 10-89, ADEQUATE PUBLIC FACILITIES GERMANE TO THE PROVISIONS OF A SCHOOL IMPACT ANALYSIS.
- WATERSEED 27, SUBSEWERSEED 67
- SITE DATA
CURRENT ZONING AND ACREAGE:
AREA: PARCEL A (GROSS 25.5 AC +/-)
NET = 19.05 AC +/- (LOT 1) NET = 4.44 AC +/- (LOT 2)
GROSS = 20.05 AC +/- (LOT 1) GROSS = 5.45 AC +/- (LOT 2)
(1.02 AC +/- FROM THE ADJACENT ASSOCIATED WAY ROW)
ZONING: AC ALLOWED DWELLING UNITS PROPOSED DENSITY UNITS
D.R.16 25.5 AC +/- 400' 400' (ELDERLY APARTMENTS)
* LOT 1 - 19.05 ACRES, REMAINING ADJACENT DR 16 DENSITY TO BE APPLIED TO LOT 1 FROM LOT 2
* MAX. DWELLING UNITS ALLOWED PER DEVELOPMENT AGREEMENT DATED APRIL 5, 1993, LIBER 9698 PAGES 16-27, BALTIMORE COUNTY 200 SCALE ZONING MAP (NW 14H & 15H). THE PLAN IS BEING PROPOSED WITH THE ASSUMPTION THAT EACH DWELLING UNIT APARTMENT WILL BE APPROVED AS A TWO BEDROOM DWELLING UNIT (APARTMENT). HOWEVER, THERE MAY BE A MIX OF EFFICIENCY, ONE BEDROOM AND TWO BEDROOM DWELLING UNITS GENERATING LESS THAN 2000 RESIDENTIAL DENSITY. IN ANY CASE, THE TOTAL NUMBER OF DWELLING UNITS (APARTMENTS) WILL NOT EXCEED 400. (SEE DEVELOPER AGREEMENT LIB. 9698 FOLIO 17). ALSO LIMITING THE MAX. NUMBER OF DWELLING UNITS (APARTMENTS) TO 400. THE TOTAL NUMBER OF DENSITY UNITS WILL EXCEED 400 (PER DCZ).
LOCAL OPEN SPACE: 400 UNITS IS 400,000 SF OR 9.16 AC +/-
OPEN SPACE REQUIRED - 260,000 SF ACTIVE AND 140,000 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 11.0.3.
OPEN SPACE PROVIDED - 24,400 SF WITH A PARTIAL WAIVER FOR 235,600 SF OF REMAINING ACTIVE OPEN SPACE AND 159,400 SF PASSIVE
LANDSCAPE PLANTING:
REQUIREMENT CALCULATION:
1720 LF ADJACENT ROAD @ 1 FU/40 LF = 43.0 F.U.
2450 LF INTERIOR ROAD @ 1 FU/20 LF = 122.5 F.U.
282 PARKING SPACES @ 1 FU/12 P.S. = 23.5 F.U.
TOTAL PLANTING UNITS REQUIRED = 169.0 F.U.
TOTAL PLANTING UNITS PROVIDED = 169.0 F.U.
- * THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN PART INTACT SINCE 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO FIELD 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.

- SOILS
HYDRO GROUP LIMITATIONS
W/DASEMENTS W/O DASEMENTS STREETS & PARKING
GLENELG (Gc2) B SLIGHT MODERATE
GLENELG (Gc2) D SEVERE SEVERE
GLENELG (Gc2) C SEVERE (HIGH WATER TABLE) SEVERE (HIGH WATER TABLE) SEVERE (HIGH WATER TABLE)
AS PER SEC. 26-277, WHERE DEVELOPMENT OCCURS ON SOILS WITH POSSIBLE SEVERE OR MODERATE LIMITATIONS, BORINGS WILL BE TAKEN TO DETERMINE WHETHER SUCH CONDITIONS EXIST AND THE ELEVATION AT WHICH THEY OCCUR. APPROPRIATE ACTIONS TO BE TAKEN WILL BE DETERMINED DURING CONSTRUCTION BY A LICENSED PROFESSIONAL SOILS ENGINEER.
- NO MAPPED AREAS OF CRITICAL STATE CONCERN EXIST ON SITE.
- THERE ARE NO KNOWN DESIGNATED HISTORIC STRUCTURES OR SITES AS PER THE LANDMARKS PRESERVATION COMMISSION, MARYLAND HISTORICAL TRUST INVENTORY OR THE BALTIMORE COUNTY HISTORICAL DISTRICT.
- THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS, WELLS, OR SEPTIC SYSTEMS ON-SITE. ANY EXISTING WELLS FOUND WILL BE BACK FILLED AND ANY EXISTING SEPTICS FOUND WILL BE REMOVED PRIOR TO REBUILT PLAN APPROVAL.
- THERE ARE NO KNOWN EXISTING WELL AND SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FEET OF THE DEVELOPMENT SITE.
- THERE ARE NO KNOWN SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES USING DEFIRM OR MARYLAND DEPARTMENT OF NATURAL RESOURCES DATA.
- THE ANTICIPATED POST DEVELOPMENT 100-YEAR FLOODPLAIN WILL NOT ENCRoACH UPON PRIVATE LOTS OR HOA OPEN AREAS.
- THERE ARE NO KNOWN DESIGNATED SITES AS PER THE MARYLAND ARCHEOLOGICAL SURVEY.
- THERE ARE NO SIGNIFICANT VIEWS THAT MAY AFFECT THE DEVELOPMENT PROPOSAL.
- NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CABLE, TELEVISION, GAS, AND ELECTRIC, WATER, SEWER, AND STORM DRAINAGE SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS.
- THE DESIGN, CONSTRUCTION, AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- FOREST BUFFER EASEMENT, WETLANDS, STREAM AND 100-YEAR FLOODPLAIN SHOWN HEREON WERE OBTAINED FROM THE 1ST AMENDED DEVELOPMENT PLAN DATED 8/15/98 PREPARED BY D.S. THALER AND ASSOCIATES, INC.
- ANY SIGNS WILL COMPLY WITH SECTION 450 B.C.Z. AND ALL ZONING SIGN POLICIES, ANY OFFSITE SIGNS AT THE GWYNNBROOK AVE ENTRANCE ROAD MAY REQUIRE A VARIANCE.
- ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTENDED TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT. REFERENCE SECTION 1901.2.C.2. LARGE TRACT CHART IN B.C.Z. REFERENCE SECTION 1901.2.C.2. (B-26.1) IN FOM POLICY MANUAL - D.R. ZONES.
- PARKING - TYPICAL SPACES 8.5'x18' STALLS REQUIRED = 287 SPACES (THIS CALCULATION IS BASED ON CLASS 'A' HOUSING FOR THE ELDERLY WHO ARE REGULATED A ONE (1) DWELLING UNITS).
PROPOSED = 282 SPACES (7 REGULAR H.C. AND 4 VAN H.C. PARKING INCLUDED)
ZONING HISTORY CASE NO. 89-84-SPHX REQUIREMENT FOR 333 PARKING SPACES REFER TO THE JOC COMMUNITY BUILDING NOT THE SUBJECT SITE.
- STORM WATER MANAGEMENT AND WATER QUALITY WILL BE HANDLED WITHIN THE PROPOSED SWM FACILITY SOUTH OF ASSOCIATED WAY. THIS FACILITY WAS DESIGNED BY D.S. THALER AND ASSOCIATES, INC. APPROVED BY BALTIMORE COUNTY.
- HANDICAPPED PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND BUILDING CODE FOR THE HANDICAPPED CONTAINED IN THE CODE OF MARYLAND REGULATIONS 05.01.07.
- ALL LOCAL OPEN SPACE SHALL BE IN COMPLIANCE WITH THE LOCAL OPEN SPACE MANUAL, LATEST EDITION.

1. The Developer shall be required to submit architectural drawings of the apartment buildings to be constructed on this property to the Office of Planning for their review and approval. The elevation drawings shall be reviewed by the community associations which are mentioned in the Development Agreement, which was executed as the time the property was rezoned. These community associations shall have input into the final design of this project. However, the ultimate decision as to the structure to be built on this property shall fall within the discretion of the Office of Planning for Baltimore County.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

TIMOTHY M. KOTROCK
DEPUTY ZONING COMMISSIONER/
HEARING OFFICER
FOR BALTIMORE COUNTY



VICINITY MAP

BENCHMARK
DESCRIPTION
B.M. 12665 - N54.625.59, W42705.52 ELEV. 633.156 - 1/4" BAR ON W. EDGE
GARRISON FOREST ROAD AND N. SIDE GWYNNBROOK AVE.

MULTIFAMILY BUILDINGS

BUILDING FACE TO BUILDING FACE (FRONT OR REAR)	60'
BUILDING FACE TO PUBLIC STREET RIGHT-OF-WAY	25'
SIDE BUILDING FACE TO SIDE BUILDING FACE:	NOT LESS THAN 30'
1 FOOT OF SETBACK PER 1 FOOT OF HEIGHT TO SOFFIT	
LINE OF TALLEST BUILDING	
BUILDING FACE TO TRACT BOUNDARY:	
FRONT OR REAR BUILDING FACE	40'
SIDE BUILDING FACE	30'
ADDITIONAL SETBACKS:	
SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET	
BUILDING FACE TO EDGE OF PAVING OF A PRIVATE STREET	35'

THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES.

AJC SITE INFORMATION

ZONE	ACRES	UNITS ALLOWED	DENSITY UNITS	UNITS PROPOSED
DR - 1	120.2 +/-	120		N/A
DR - 16	25.5 +/-	400	408	400
OR - 1	12.5 +/-	27,250 SF +/- (FAR 0.5)		N/A
TOTAL	158.2 +/- (GROSS)	120	408	N/A

* LOT 1 - 19.05 AC +/- AC, ASSOCIATED WAY 200 +/- AC, STORM WATER MANAGEMENT EASEMENT 4.46 +/- AC

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	LOCATIONS OF EXISTING BUILDINGS WITHIN 200 FT. OF SITE BOUNDARIES
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
	X	DESIGNATED HISTORIC SITES
	X	DESIGNATED ARCHEOLOGICAL SITES
	X	SIGNIFICANT VIEWS
	X	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETScape, ETC.)
X		LAND USES ON AND WITHIN 200 FT. OF SITE
X		ROADS RIGHTS-OF-WAY AND EASEMENT

REASON FOR 1ST REFINEMENT (5/20/2003):

- CHANGE ORIENTATION OF BUILDINGS PHASE 1 AND 3.
- CHANGE DR# 05050502 NOTE ACCORDINGLY.

I, Draft-McCune-Walker, Inc., CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

DMW
Draft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners,
Landscape Architects,
Golf Course Architects,
Engineers, Surveyors &
Environmental Professionals

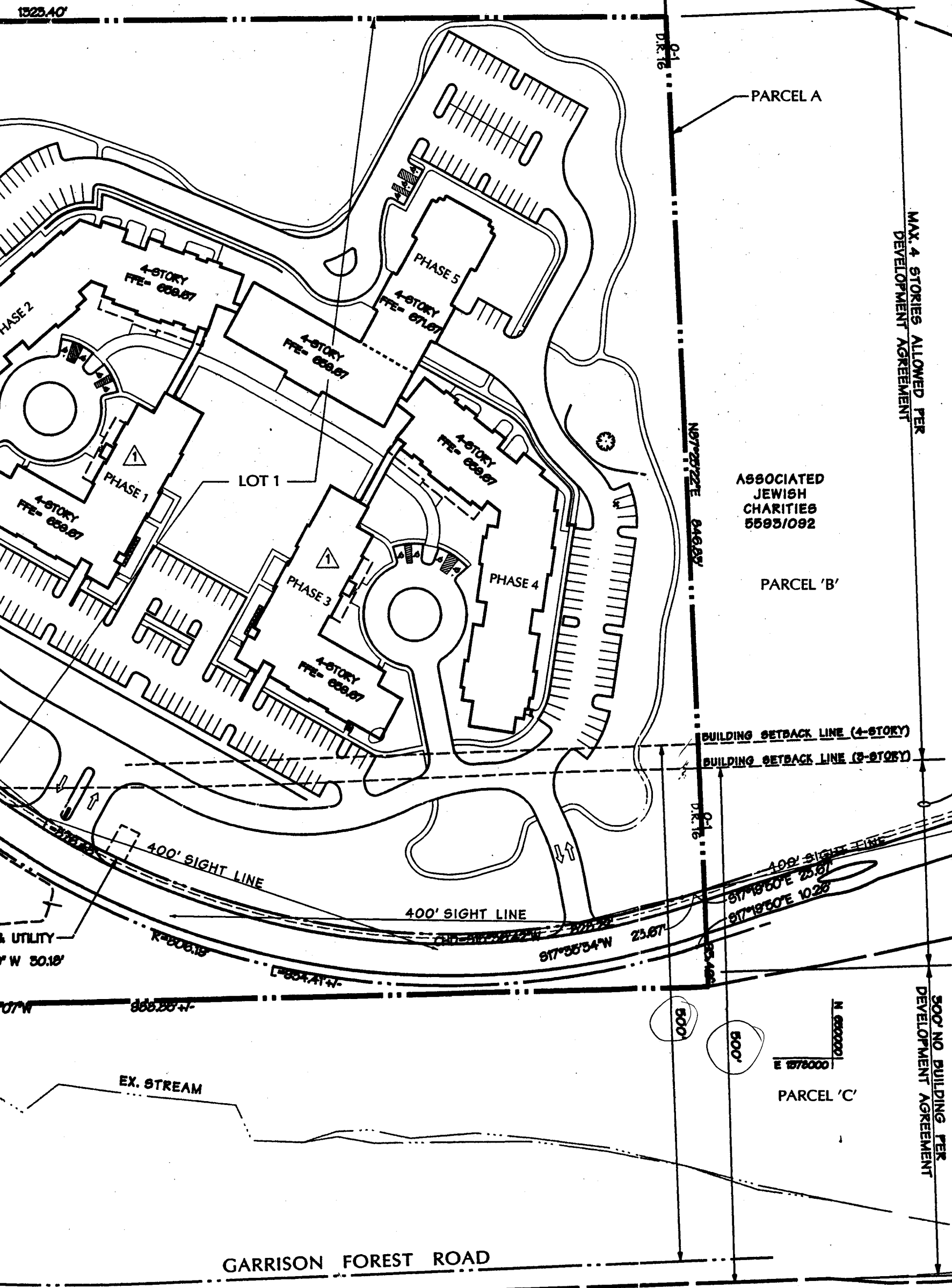
CLASS 'A' HOUSING FOR THE ELDERLY 1ST REFINED DEVELOPMENT PLAN

CHAI OWINGS MILLS 3510 ASSOCIATED WAY PDM# IV-398

4TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
ISSUE DATES		REVIEW: 8/30/02	
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE HEARINGS OFFICER'S ORDER DATED 11/19/02 AND HAVE REPAIRED WITH DUE DILIGENCE THE DEVELOPMENT PLAN PURSUANT TO THAT ORDER		BID: _____ PERMIT: _____ CONSTRUCTION: _____ BASE: FWK DRAWN: FWK DESIGNED: FFB	
DATE: 11/16/02 BY: FWK FOR DEVELOPMENT PLAN CONFERENCE		CHECKED BY: _____ DATE CHECKED: _____	
12/1/02 FWK REVISION ADJUSTED AND REFORMATTED FOR FINAL APPROVAL		SCALE: N.T.S.	
5/20/03 FWK 1ST REFINED		PROJECT NO.: 00095.C	
		DRAWING: 1 of 2	

ZONING HISTORY AND DEVELOPMENT HISTORY

- 11-23-75: PETITION FILED FOR SPECIAL EXCEPTION FOR A COMMUNITY BUILDING FOR THE ESTATE OF FRANK L. PRICE.
- 02-05-74: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, POOL, AND/OR OTHER STRUCTURE OR LAND USE DEVOTED TO CIVIL, SOCIAL RECREATION AND EDUCATION USES AND A SPECIAL EXCEPTION FOR A NURSERY SCHOOL GRANTED BY THE ZONING COMMISSIONER.
- 11-25-80: DRG PLAN APPROVED - #80563, IV-398
- ZONING CASE #80-508-SPHX: IT IS THEREFORE ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL 1992, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 122 SQ. FT. TOTAL (ONE SIGN WITH 40 SQ. FT. AND ONE SIGN WITH 82 SQ. FT.) IN LIEU OF THE PERMITTED 25 SQ. FT. BE AND IS HEREBY GRANTED; AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDINGS, INCLUDING SWIMMING POOLS, A VOLLEYBALL COURT, ATHLETIC FIELDS, A THEATER BUILDING, A NURSERY SCHOOL, AND OTHER SIMILAR CIVIC, SOCIAL RECREATIONAL, AND/OR EDUCATIONAL BUILDINGS AND USES, ALL IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, BE AND IS HEREBY GRANTED; AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-157-X TO NO. 74-157-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-157-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BE AND IS HEREBY GRANTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTION WHICH ARE CONDITIONS PRECEDENT TO THE RELIEF GRANTED: HEREIN, THE PETITIONER MAY APPLY FOR HIS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE 30 DAY APPEAL 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.
- 12-10-92: DEVELOPMENT PLAN APPROVED #922432, IV-398
- CASE #92-170-A: THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 12TH DAY OF JANUARY 1993, THAT A VARIANCE FROM SECTION 409.6.A.2 AND 409.6.A.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 229 PARKING SPACES, IN LIEU OF THE REQUIRED 435, BE AND IS HEREBY GRANTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS WHICH ARE CONDITIONS PRECEDENT TO THE RELIEF GRANTED: HEREIN, THE PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE 30 DAY APPEAL 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.
- CASE #92-308-SPHX: THEREFORE, IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL 1992, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 122 SQ. FT. TOTAL (ONE SIGN WITH 40 SQ. FT. AND ONE SIGN WITH 82 SQ. FT.) IN LIEU OF THE PERMITTED 25 SQ. FT. BE AND IS HEREBY GRANTED; AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-157-X TO NO. 74-157-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-157-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BE AND IS HEREBY GRANTED, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTION WHICH ARE CONDITIONS PRECEDENT TO THE RELIEF GRANTED: HEREIN, THE PETITIONER MAY APPLY FOR HIS BUILDING PERMIT AND BE GRANTED SAME UPON RECEIPT OF THIS ORDER; HOWEVER, PETITIONER IS HEREBY MADE AWARE THAT PROCEEDING AT THIS TIME IS AT ITS OWN RISK UNTIL SUCH TIME AS THE 30 DAY APPEAL 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.
- SPIRIT AND INTENT LETTER FOR CASE #92-308-SPHX AND #92-170-A: ON MARCH 13, 1994, A SPIRIT AND INTENT REQUEST WAS APPROVED BY JOHN L. LEWIS, THE FOLLOWING IS THE CONTENT OF THE APPROVAL LETTER:
THE 24 FT. X 60 FT. BUILDING ADDITION WITH FOUR PROPOSED PARKING SPACES (AS SUBSEQUENTLY DISCUSSED WITH DEVELOPERS ON MARCH 30, 1994) IS APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE APPROVED ZONING PLANS, REVISED PLANS APPROVED MARCH 30, 1994, PLANS "A" AND "B" IN CASE NUMBERS 92-308-SPHX AND 92-170-A HAVE BEEN APPROVED.
- 5-6-98: DRG LIMITED EXEMPTION APPROVED (050686)
- 5-2-98: DRG REFINEMENT APPROVED (050684)
- 12-28-00: DRG REFINEMENT (0228000) DIST. 4C3
- 6-15-00: ZONING VERIFICATION, SPIRIT AND INTENT LETTER ISSUED CONFIRMING THAT PROPOSED CONSTRUCTION IS WITHIN THE SPIRIT AND INTENT OF ZONING CASE 99-84-SPHX
- REFINEMENT TO DEVELOPMENT PLAN/UNLIMITED EXEMPTION APPROVED ON JUNE 22, 2000, PDM # IV-398 DRG NO. 022800.C
- 5-5-02: DRG REFINEMENT (050682) APPROVED 5/5/02
- ORIGINAL RESTRICTIVE COVENANT AGREEMENT DATED APRIL 5, 1993 (LIBER 9698 FOLIO 17) (DEVELOPMENT AGREEMENT)
- SUPPLEMENTAL RESTRICTIVE COVENANT AGREEMENT DATED FEBRUARY 14, 1994 (LIBER 10689, FOLIO 89)
- A SPIRIT AND INTENT LETTER WAS SIGNED BY MITCHELL J. KELLMAN, PLANNER I ON JANUARY 1, 2000.
- A SPIRIT AND INTENT LETTER WAS SIGNED BY MITCHELL J. KELLMAN, PLANNER I ON MARCH 9, 2000, WHICH DETERMINED THAT THE PROPOSED IMPROVEMENTS SUCH AS PARKING AND THE BASEBALL DIAMOND WOULD REQUIRE A PUBLIC HEARING, AS BOTH WERE SHOWN MUCH CLOSER TO THE PROPERTY LINE THAN WHAT WAS ORIGINALLY PROPOSED.



LEGEND	
D.R. 2.5	ZONING LINE
DL	PROPERTY LINE
PROP. SIDEWALK	
PROP. BUILDING	

INDEX MAP

SCALE: 1" = 100'

- A SPIRIT AND INTENT LETTER WAS SIGNED BY JEFFREY N. PERLOW, PLANNER I ON FEBRUARY 26, 2001, APPROVING THE ACCESSORY MULTI-USE LEVEL PAVED AREA FOR RECREATIONAL USE IN THE SOUTHWEST PORTION OF THE SITE.
- DRG DRG FOR REFINEMENT TO THE DEVELOPMENT PLAN DATED NOVEMBER 15, 2001 (DRG# 102220C)
- A SPIRIT AND INTENT LETTER WAS SIGNED BY JOHN LEWIS, PLANNER I ON AUGUST 26, 2002, REQUIRING A PUBLIC HEARING TO CORRECT OR APPROVE THE PARKING DEFICIENCY; HOWEVER, THE LETTER APPROVED THE RELOCATION OF THE COMFORT STATION.

[illegible]

GRAPHIC SCALE

GRAPHIC SCALE

AREA COVERED BY DEVELOPMENT PLAN 43.68 ACRES

OVERALL TRACT BOUNDARY

GORDON CENTER

COMMUNITY CENTER

SCHOOL

TENNIS COURTS

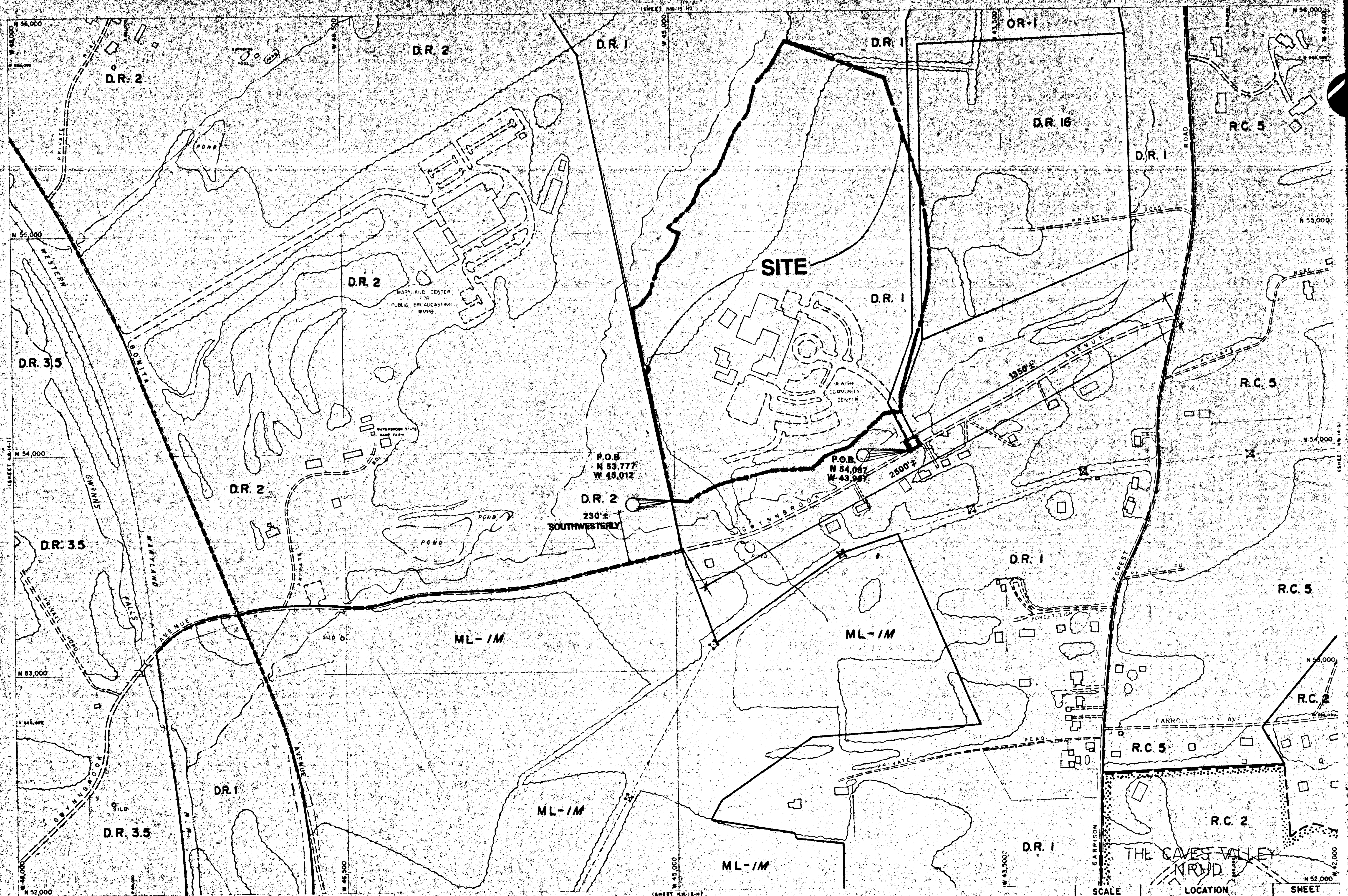
POOLS

CITY BROOK AVENUE

CITY BROOK AVENUE (R.O.W.)

GRAPHIC SCALE

GRAPHIC SCALE



1996 COMPREHENSIVE ZONING MAP
 ADOPTED BY
 THE BALTIMORE COUNTY COUNCIL
 Bill No. 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
 1" = 200' ±
 DATE
 OF
 PHOTOGRAPHY
 JANUARY
 1986
 LOCATION
 GWYNNBROOK
 SHEET
 N. W.
 14-H

99-94-SPHA

THE ASSOCIATED:
 THE JEWISH COMMUNITY FEDERATION OF BALTIMORE.

1996 Baltimore County 200' Scale Zoning Map (NW-14H)
 To Accompany Zoning Petitions

8/13/98.

D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS
 7715 AMBASSADOR ROAD
 BALTIMORE, MARYLAND 21207
 (410) 944-ENG. (410) 944-3847

THE ASSOCIATED THE JEWISH COMMUNITY FEDERATION OF BALTIMORE
D.S. THALER & ASSOCIATES, INC.
EXHIBIT TO ACCOMPANY ZONING PETITION

PROJECT: THE ASSOCIATED THE JEWISH COMMUNITY FEDERATION OF BALTIMORE
PREPARED FOR: THE ASSOCIATED THE JEWISH COMMUNITY FEDERATION OF BALTIMORE
PREPARED BY: D.S. THALER & ASSOCIATES, INC.
1715 ANNEAPOLIS ROAD
BALTIMORE, MARYLAND 21207
(410) 544-3547
LIMITED EXEMPTION: SEC. 26-171 (OM), SEC. 26-302, SEC. 26-306
REV. REVIEW COMM.: 8-3-92

PETITIONER'S EXHIBIT

1/15/92

VICINITY MAP

AREA OF THIS ZONING PETITION

APPROXIMATE ROAD

OVER ALL TRAIL BOUNDARY

APPROXIMATE ROAD

OVER ALL TRAIL BOUNDARY

APPROXIMATE ROAD

OVER ALL TRAIL BOUNDARY

APPROXIMATE ROAD

OVER ALL TRAIL BOUNDARY

APPROXIMATE ROAD

OVER ALL TRAIL BOUNDARY

APPROXIMATE ROAD

OVER ALL TRAIL BOUNDARY

APPROXIMATE ROAD

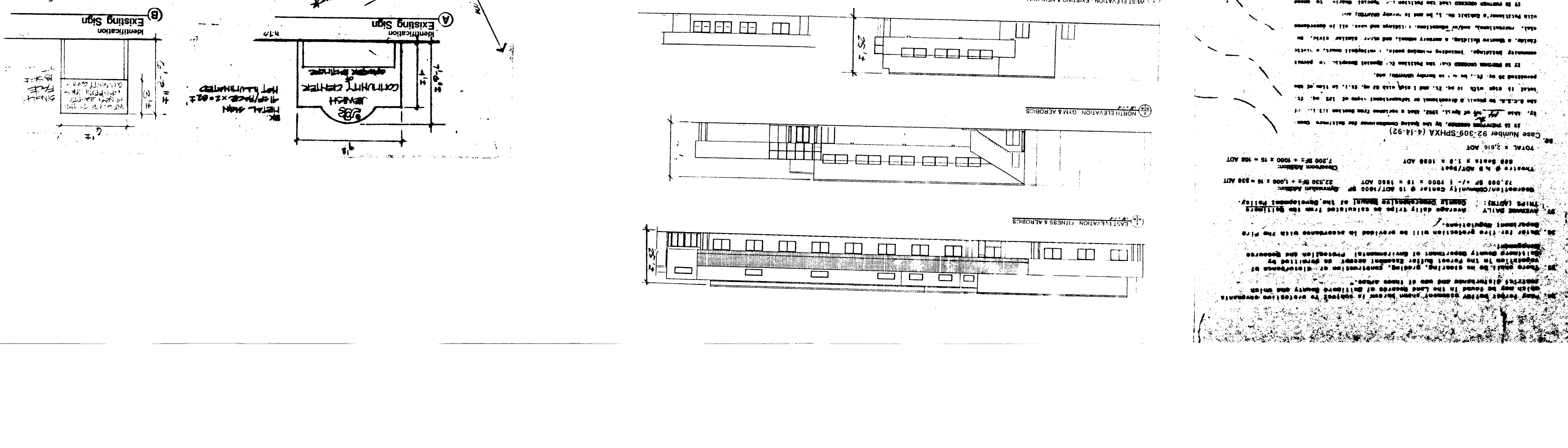
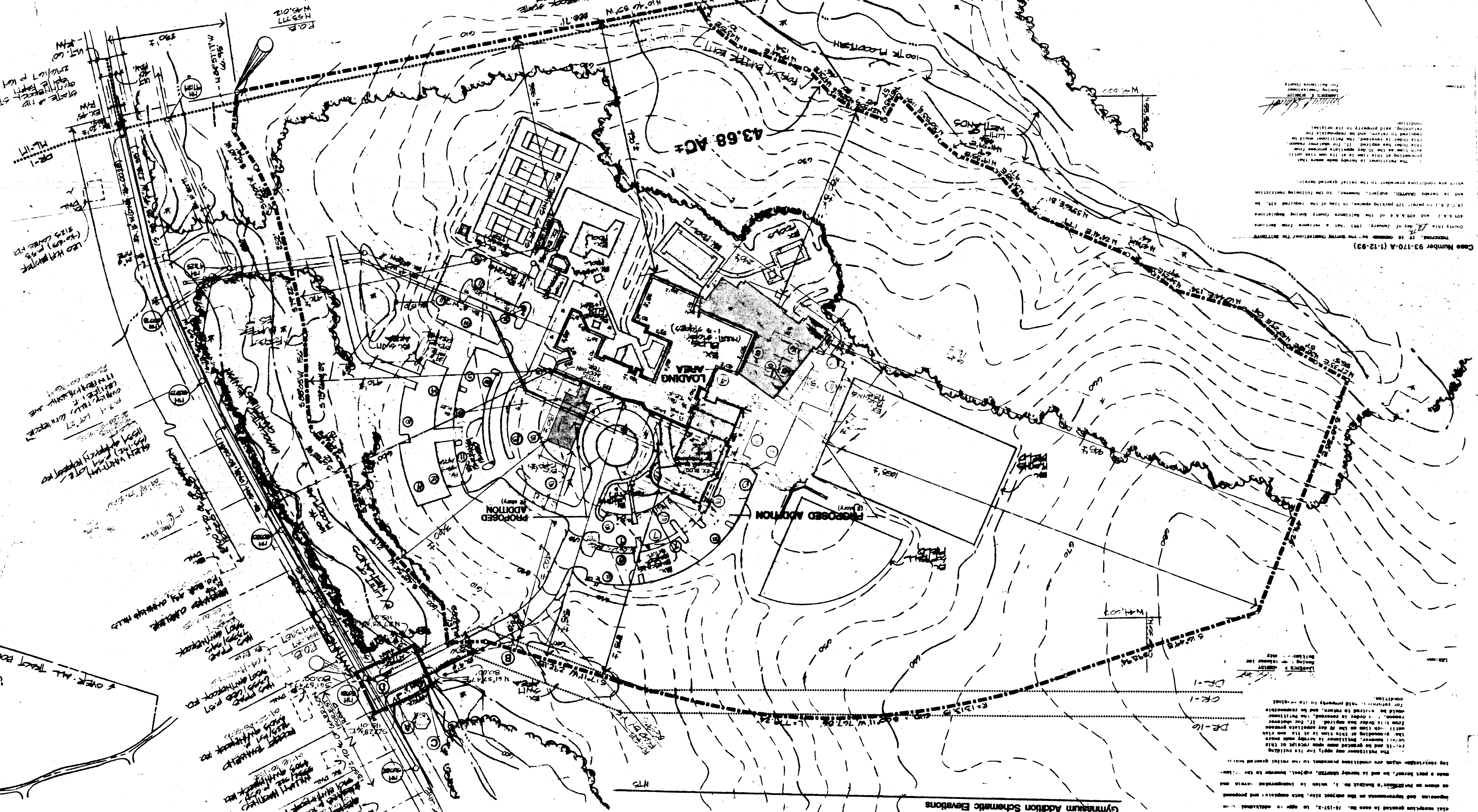
OVER ALL TRAIL BOUNDARY

APPROXIMATE ROAD

OVER ALL TRAIL BOUNDARY

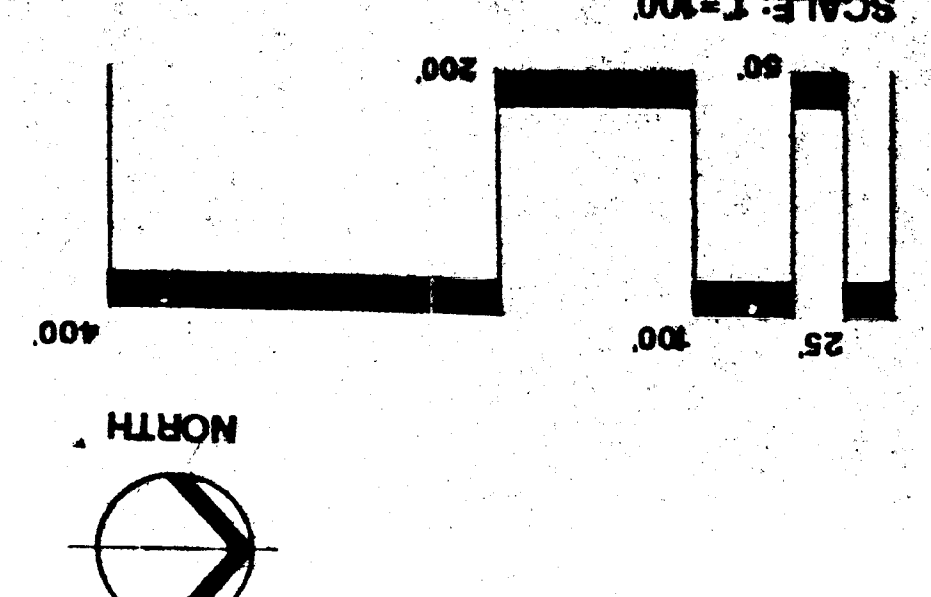
APPROXIMATE ROAD

OVER ALL TRAIL BOUNDARY

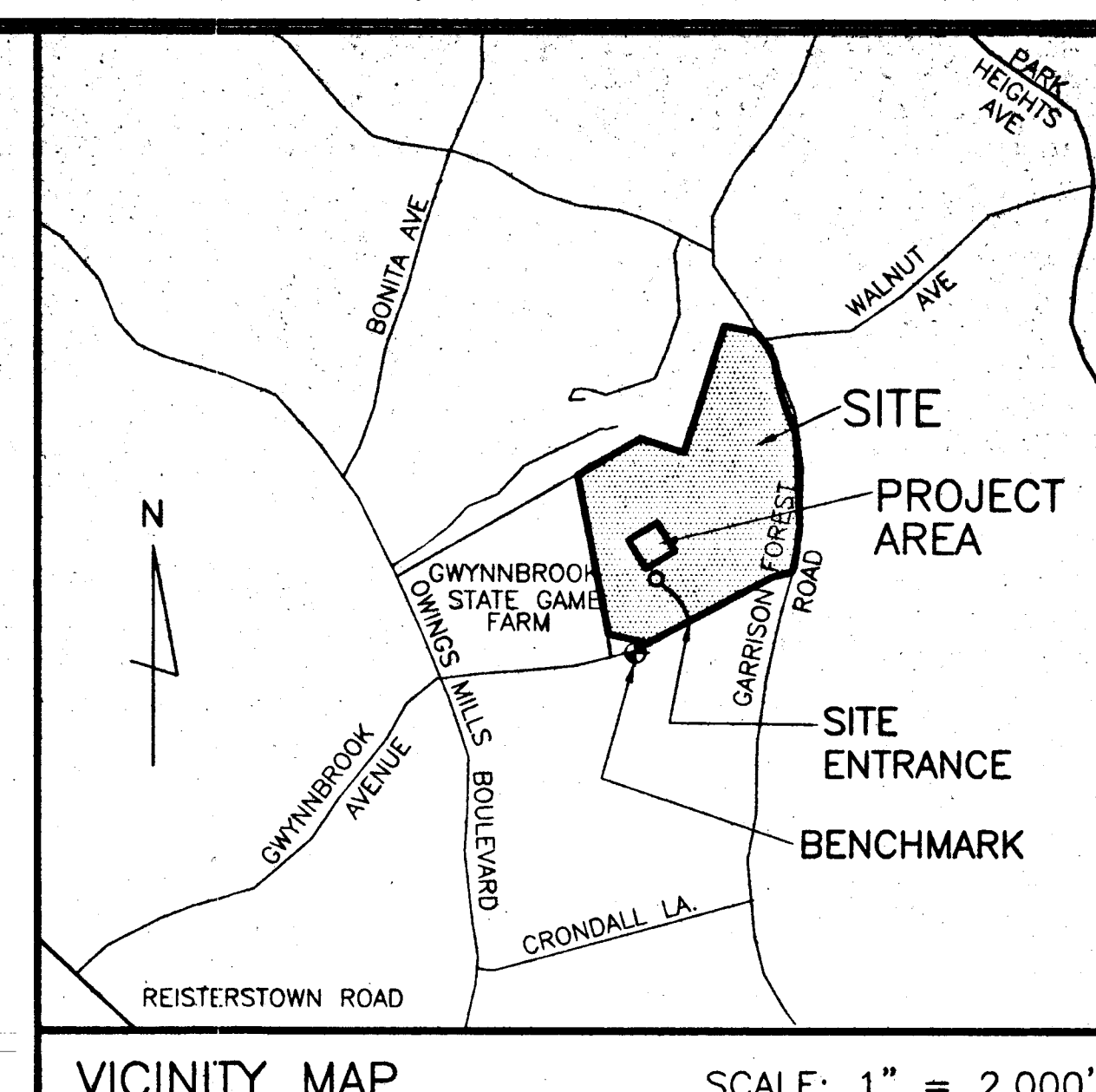
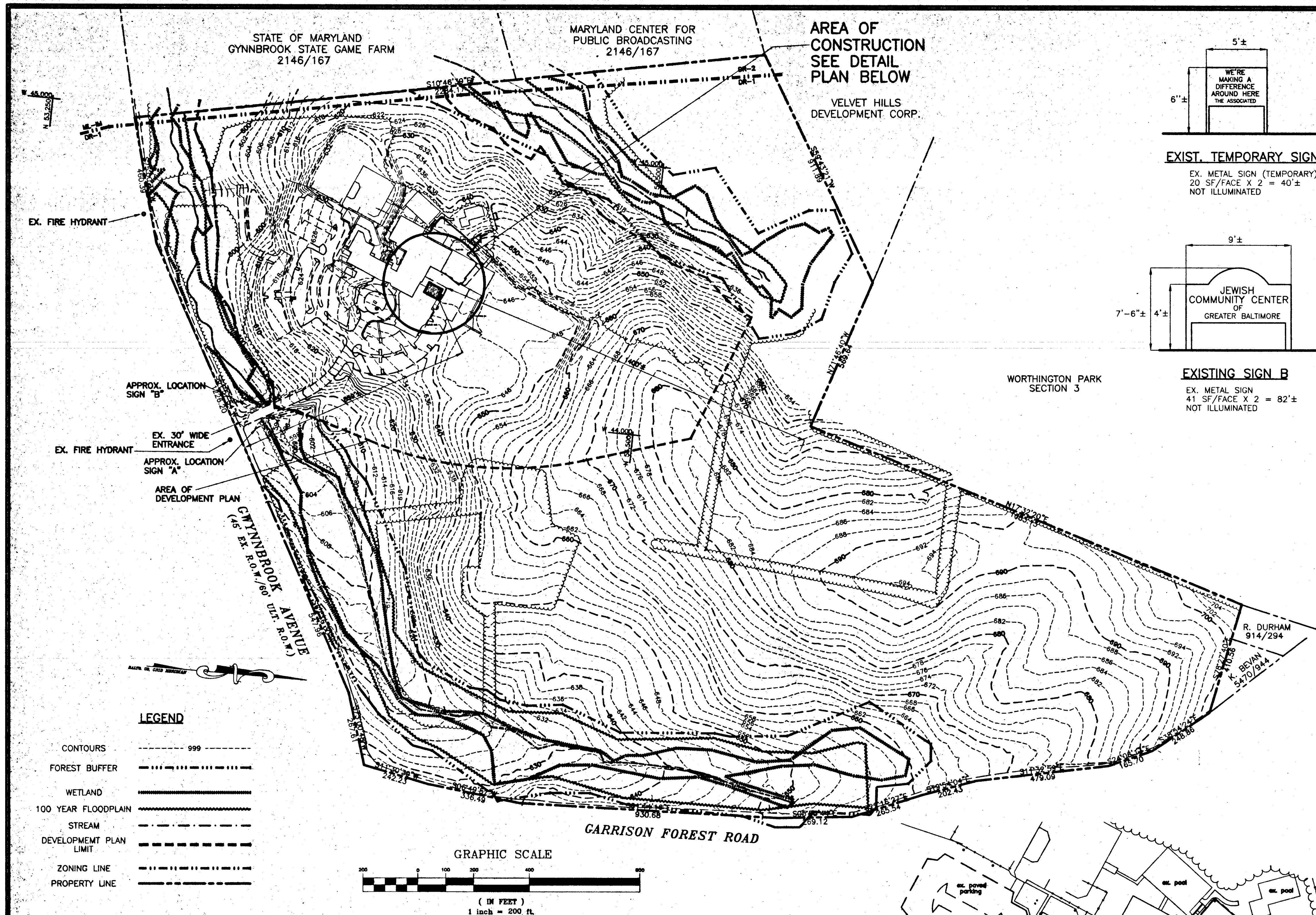


LEGEND

[Symbol]	Proposed Addition
[Symbol]	Existing Building
[Symbol]	Parking Area
[Symbol]	Driveway
[Symbol]	Property Line
[Symbol]	Setback Line
[Symbol]	Topography
[Symbol]	Water
[Symbol]	Other



1. The proposed addition is a two-story building with a total area of 43,680 square feet. It is located on the east side of the property, adjacent to the existing building. The addition will be constructed on a lot that is 100 feet wide and 436.8 feet deep. The existing building is a one-story structure with a total area of 10,000 square feet. It is located on the west side of the property, adjacent to the addition. The property is bounded by a street to the north, a street to the south, and a street to the east. The addition will be set back from the north street by 10 feet, from the south street by 10 feet, and from the east street by 10 feet. The existing building is set back from the north street by 10 feet, from the south street by 10 feet, and from the east street by 10 feet. The addition will be constructed on a lot that is 100 feet wide and 436.8 feet deep. The existing building is a one-story structure with a total area of 10,000 square feet. It is located on the west side of the property, adjacent to the addition. The property is bounded by a street to the north, a street to the south, and a street to the east. The addition will be set back from the north street by 10 feet, from the south street by 10 feet, and from the east street by 10 feet. The existing building is set back from the north street by 10 feet, from the south street by 10 feet, and from the east street by 10 feet.



BECK POWELL & PARSONS
Architecture • Planning • Interior Design

2204 Maryland Avenue
Baltimore, Maryland 21218
(410) 235-9500
Copyright (c) 1997 BECK, POWELL, & PARSONS, INC.

GT
GOWER THOMPSON INC.
CIVIL ENGINEERING - SITE PLANNING

429 E. Lake Avenue
Baltimore, Maryland 21212
Phone 410-532-0101
Fax 410-532-0104

KEY PLAN

STATE OF MARYLAND
BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

REVISIONS

DATE	DESCRIPTION

PROJECT:

**JCC
Owings Mills
Youth-Lounge**

DRAWING TITLE:

**Plan to Accompany
Building Permit**

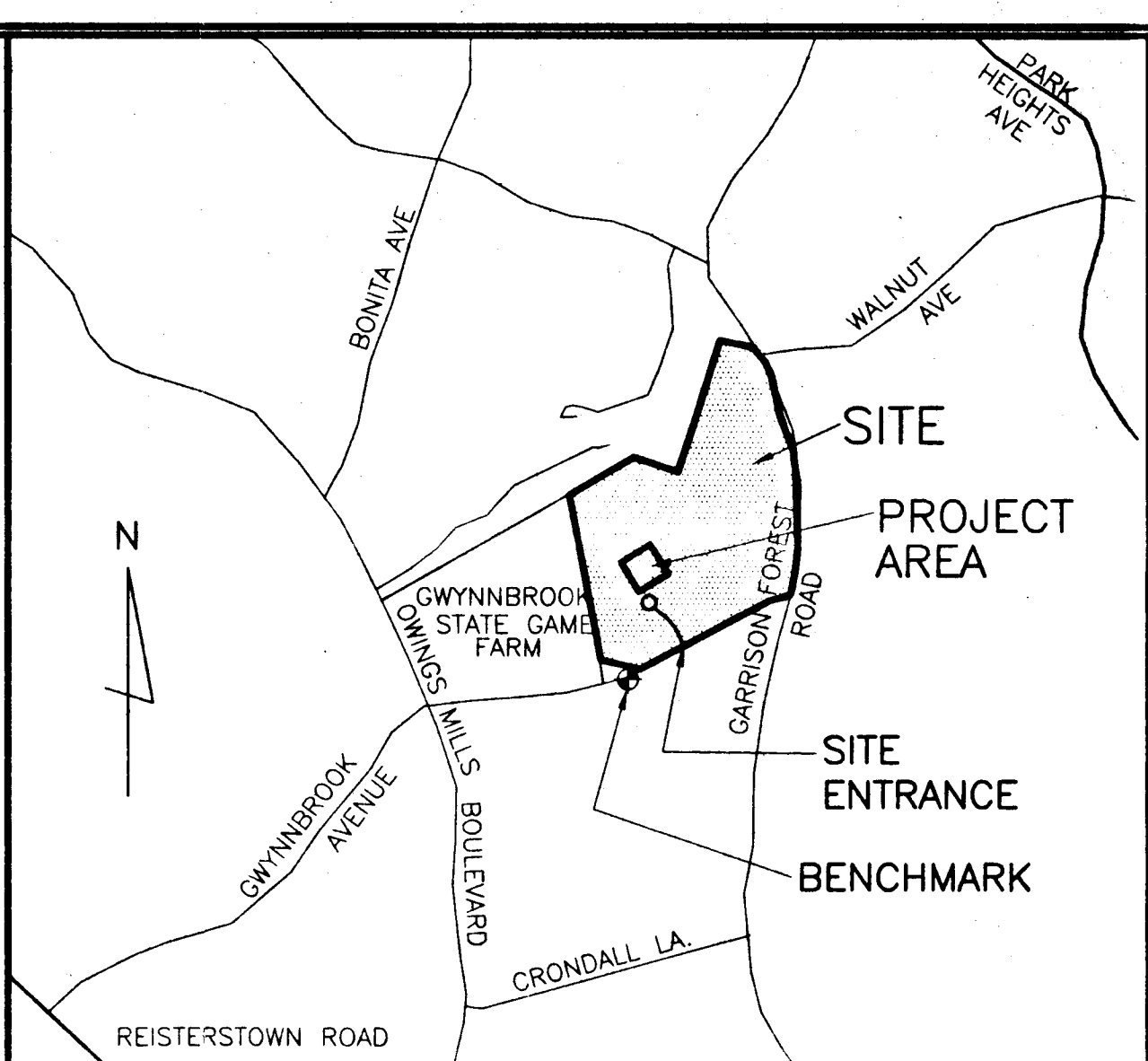
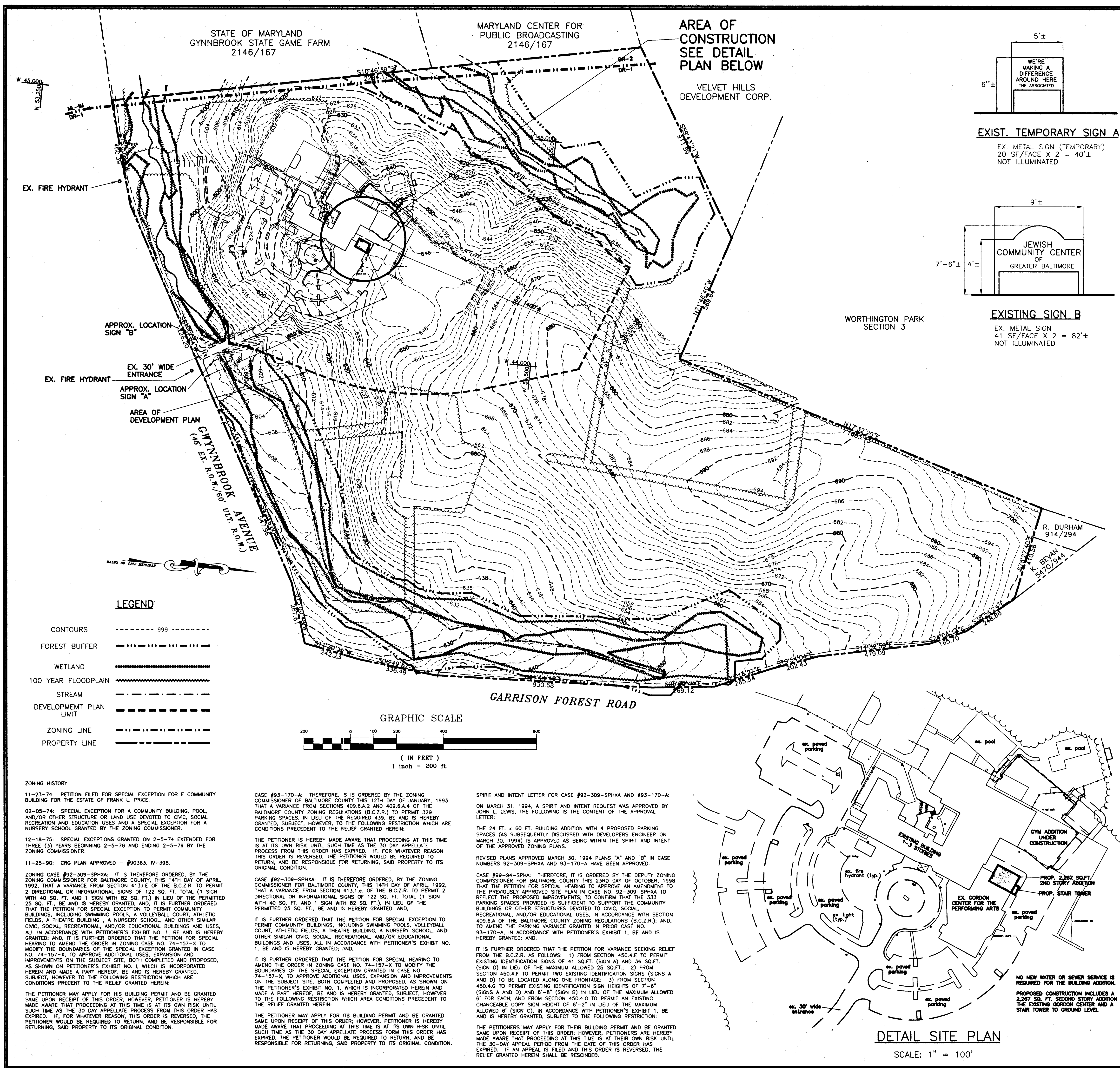
DESIGNED: JOB NO. 97044

DRAWN: SCALE 1"=200'

CHECKED: DATE 1/13/00

FRM: DRAWING

C-1



VICINITY MAP SCALE: 1" = 2,000'

BENCHMARK
RAILROAD SPIKE IN MACADAM ON THE SOUTH SIDE OF GYNNBROOK AVENUE
750± FEET SOUTHWEST FROM THE ENTRANCE OF THE COMMUNITY CENTER.
HUB NO. 13255, ELEVATION = 589.387

OWNER:
THE ASSOCIATED: THE JEWISH COMMUNITY FEDERATION
OF BALTIMORE
101 WEST MOUNT ROYAL AVENUE
BALTIMORE, MARYLAND 21201
(410) 727-4428

PLAN PREPARED BY:
GOWER THOMPSON INC.
429 E. Lake Avenue
BALTIMORE, MARYLAND 21212
(410) 532-0101

AREA OF SITE: OVERALL TRACT BOUNDARY 158.39± ACRES (GROSS)
157.1± AC. (NET), AREA COVERED UNDER DEVELOPMENT PLAN 43.69± AC. (NET)

ELECTION DISTRICT: 4
COUNCILMANIC DISTRICT: 3
TAX ACCOUNT NO: 04-06-075025

DEED REFERENCE: 5593/92

SITE ADDRESS: 3506 GYNNBROOK AVENUE

UTILITIES: PUBLIC WATER AND SEWER IS EXISTING

EXISTING USE: EDUCATIONAL & RECREATIONAL CENTER AND 606 SEAT THEATRE, DAYCARE AND PRE-SCHOOL FACILITIES

PROPOSED USE: SECOND STORY ADDITION TO THEATRE WITH STAIR TOWER

SITE ZONING: EXISTING ZONING DR-1

PREVIOUS COMMERCIAL PERMIT: B389798 GRADING PERMIT

PARKING: ALL PARKING AISLES AND MANEUVERING AREAS ARE PAVED WITH MACADAM AND PERMANENTLY STRIPED

PARKING TABULATION:

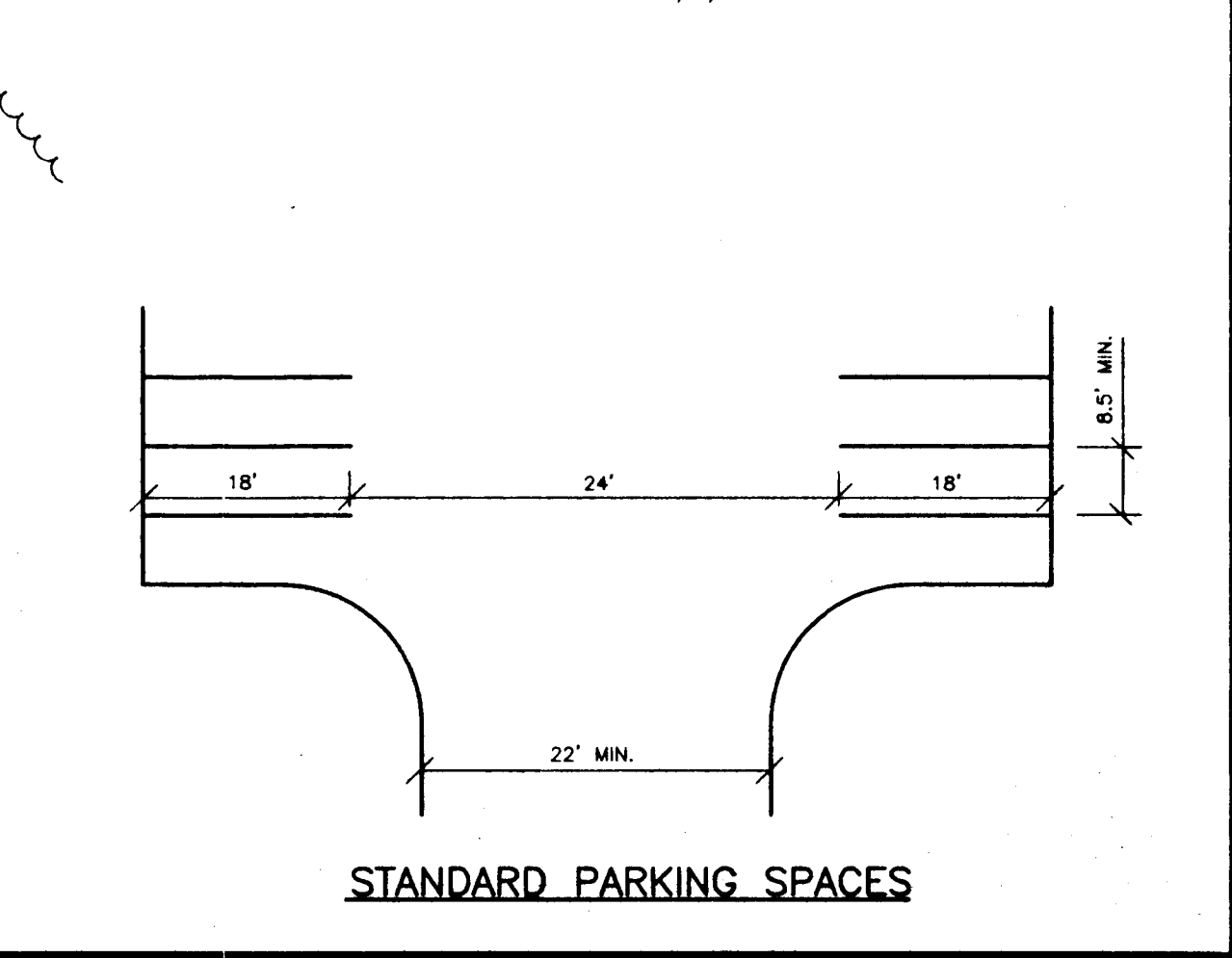
REQUIRED:		
GYM ADDITION:	22,00 SF @ 10 SP/1,000 SF	15
CLASSROOMS:	15 EMPLOYEES @ 1 SP/EMPL.	15
CLASSROOMS:	14 EMPLOYEES @ 1 SP/EMPL.	15
GYM AREAS:	13,280 SF @ 10 SP/1,000 SF	14 (FUTURE)
AUDITORIUM:	2,840 SF @ 20 SP/1,000 SF	133
(NO FIXED SEATING)		59
OFFICES:	1,440 SF @ 3.3/1,000 SF	5
POOLS:	12,600 SF @ 30 SP/PERSON	420 PEOPLE @ 1 SPACE/7 PEOPLE
OUTDOOR COURTS:	4 TENNIS, 1 VOLLEYBALL	60
THEATRE:	606 SEAT @ 1 SP/4 SEAT	15*
		152*
		673*

BUS SERVICE IS PROVIDED TO AND FROM AREA SCHOOLS AND COMMUNITIES

* PER APPROVED SPIRIT & INTENT LETTER FOR CASE 92-304-SPHXA AND 93-170-A (MARCH 30, 1994)

PROVIDED: 291 SPACES**

**PER RED LINE REVISIONS TO THE DEVELOPMENT PLAN AND THE PLAT TO ACCOMPANY SPECIAL HEARING DATED 7/1/98



DETAIL SITE PLAN SCALE: 1" = 100'

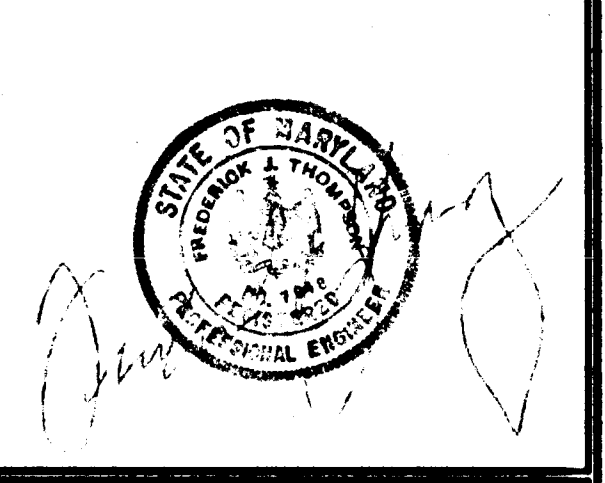
STANDARD PARKING SPACES

BECK POWELL & PARSONS
Architecture • Planning • Interior Design

2204 Maryland Avenue
Baltimore, Maryland 21218
(410) 235-9500
Copyright (c) 1997 BECK, POWELL & PARSONS, INC.

GOWER THOMPSON INC.
CIVIL ENGINEERING - SITE PLANNING
429 E. Lake Avenue
Baltimore, Maryland 21212
Phone 410-532-0101
Fax 410-532-0104

KEY PLAN



REVISIONS	
DATE	DESCRIPTION

PROJECT:

JCC Owings Mills Youth-Lounge

DRAWING TITLE:
Plan to Accompany Building Permit

DESIGNED	JOB NO.	97044
DRAWN	SCALE	1"=200'
CHECKED	DATE	1/13/00
FRM	DRAWING	C-1