

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
 PETITION FOR VARIANCE - N/S of * ZONING COMMISSIONER
 St. Thomas Lane, Approx. 2000' E of the *
 c/l of Reisterstown Road * OF BALTIMORE COUNTY
 4th Election District *
 3rd Councilmanic District * Case No. IV-510 and 99-309-A
 Torah Institute of Baltimore, Inc. *
 Owner/Developer *

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for consideration of a development plan prepared by D.S. Thaler and Associates, Inc., for the proposed development of the subject property by the Torah Institute of Baltimore, Inc., Owner/Developer with a private school. The Owner/Developer also requests approval of the subdivision of the subject property to create a new single family dwelling lot, and to approve an existing dwelling. In addition to development plan approval, the Owner/Developer seeks relief from Sections 1B01.2.C.1.d and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building front to right-of-way setback of 19 feet in lieu of the required 25 feet, and a front average centerline setback from a variable right-of-way of 54 feet in lieu of the required 68 feet. The subject property consists of a gross area of 11.77 acres, more or less, zoned D.R.3.5, and is located on the north side of St. Thomas Lane, east of its intersection with Reisterstown Road in Owings Mills. These matters were consolidated for a single public hearing, pursuant to Section 26-206.1 of the Baltimore County Code (B.C.C.).

This project has proceeded through the development review process, as codified in Title 26 of the B.C.C. In this case, a concept plan of the proposed development was prepared and a conference held thereon on December 14, 1998. As required, a community input meeting was held on January 19, 1999 at the Owings Mills High School. Subsequently, a development plan was submitted and a conference held thereon on March 10, 1999. Following the submission of that plan, development plan comments were submitted by the appropriate reviewing agencies

ORDER RECEIVED FOR FILING

Date

BY

of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on March 24, 1999.

Appearing at the hearing in support of this project were Tony Goldenberg, Bruce Levine, and Hillel Tendler, representatives of The Torah Institute, Owner/Developer of the subject property, David S. Thaler and Alan Scoll with D.S. Thaler & Associates, Inc., who prepared the development plan for this project, Wes Guckert, traffic engineering expert with The Traffic Group, and Benjamin Bronstein, Esquire, attorney for the Owner/Developer. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including Robert W. Bowling and Stephany Wright, representatives of the Development Plans Review and Land Acquisition Divisions, respectively, of the Department of Permits and Development Management (DPDM), Carol McEvoy with the Office of Planning, and Gayle Parker with the Department of Environmental Protection and Resource Management (DEPRM). Several residents from the surrounding locale appeared as Protestants in the matter. They included Reginald Lewis and Laura W. Spadone, Richard C. and Christian Kemp, and Edward R. and Anna N. Turnbaugh. Also present was J. Carroll Holzer, Esquire, who appeared on behalf of Hazen G. and Renate Kniffen, Jonathan and Cheryl Aaron, the St. Thomas Episcopal Church, the Valleys Planning Council, and Mary Easto.

As noted above, the property contains approximately 11.77 acres, more or less, zoned D.R. 3.5, and is located on the north side of St. Thomas Lane, not far from its intersection with Reisterstown Road in Owings Mills. The property is an irregularly shaped lot, which abuts St. Thomas Lane on the southern end and Rosewood Lane to the north. The Torah Institute is an Orthodox congregation of the Jewish faith who proposes to build a private day-school on the subject site for students from pre-school through 8th grade. Initially, the majority of the property owned by the Torah Institute fronted on St. Thomas Lane and vehicular access to the school was contemplated by way of St. Thomas Lane, or an extension of Bradbury Road into the site. However, during the course of various community meetings, a significant amount of opposition was raised by citizens in the area relating to traffic issues and the use of St. Thomas Lane or

Bradbury Road to access the school. The Torah Institute subsequently purchased an adjacent parcel and combined it with the subject property so that access to the school can now be provided via Rosewood Lane.

The Owner/Developer also proposes to subdivide a parcel containing 1.4 acres in area, located adjacent to St. Thomas Lane on the southwest corner of the site. This parcel will be improved with a single family residential dwelling which will be a replica of the Samuel Owings house. That property will be sold and will not be used in conjunction with the school. Additionally, there is an existing dwelling on the northwest side of the property adjacent to Rosewood Lane. That dwelling, known as 37 Rosewood Lane, and its accompanying .4 acres in area, will also be subdivided from the overall Torah parcel and sold off for residential use not in conjunction with the school.

Pursuant to Section 26-206 of the Baltimore County Code, which regulates the conduct at the Hearing Officer's Hearing, I am required to first identify any unresolved agency comments or issues relative to the development plan. In this regard, testimony and evidence received was that all issues raised within the comments submitted by the various County reviewing agencies have been resolved and incorporated within the revised development plan. However, Mr. Bowling raised an issue concerning a note on the plan which shows the possibility that grinder pump sewers will serve the school and make connections to St. Thomas Lane. Mr. Bowling indicated that this potential sewer connection was not acceptable at this time. Mr. Thaler responded that he only wanted to show that it could be a possible connection, subject to approval by the Development Plans Review Division of DPDM, and the Department of Public Works (DPW). I will not eliminate the note from the plan but will leave the issue for further determination by Mr. Bowling and DPW.

On behalf of his clients, Mr. Holzer submitted into evidence as Zoning Commissioner's Exhibits 3, 4 and 5, copies of three agreements made between The Torah Institute and its various neighbors regarding development of the subject property, the design of the building, means of vehicular access to the property, etc. Mr. Holzer raised no issues as to the

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DATE 4/17/99
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development plan, indicating that an incorporation of the three agreements into the Order would sufficiently address their concerns.

The other neighbors who appeared and were not represented were Mr. & Mrs. Turnbaugh, Mr. & Mrs. Kemp, Ms. Spadone, and Mr. Lewis. These residents raised a number of questions concerning traffic, lighting of the property, storm water discharge and other impacts of the school. Testimony was taken on those issues, both from the neighbors and from the Developer's witnesses, including Messrs. Thaler and Scoll, who were the site engineers, and Mr. Guckert, as to the traffic issues. Mr. Guckert testified extensively that access from Rosewood Lane was preferable to St. Thomas Lane or Bradbury Road and why the project had been reconfigured to show traffic there. Upon due consideration of this evidence, I am persuaded by the testimony offered by the Developer's experts that the development plan should be approved. I do not find that the Protestants' objections rise to a level sufficient to deny the plan.

As to the variance relief sought, testimony indicated that the relief requested is necessary to legitimize the location of the existing dwelling known as 37 Rosewood Lane, and is not as a result of the proposed development. Thus, it is clear that relief can be granted without causing any detriment to the surrounding locale. Moreover, I find that the applicant has met the standards set forth in Section 307 of the B.C.Z.R. to grant the relief requested.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved and the variance relief granted, consistent with the comments contained herein and the restrictions set forth hereinafter.

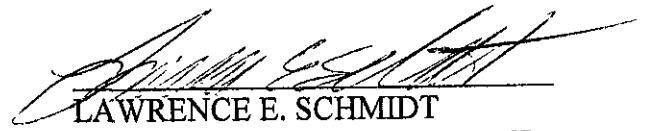
THEREFORE, IT IS ORDERED by the Zoning Commissioner/Hearing Officer for Baltimore County this 27th day of April, 1999 that the development plan for the Torah Institute, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 1B01.2.C.1.d and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to

permit a building front to right-of-way setback of 19 feet in lieu of the required 25 feet, and a front average centerline setback from a variable right-of-way of 54 feet in lieu of the required 68 feet, in accordance with Developer's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Owners/Developers may apply for their building permit and be granted same upon receipt of this Order; however, they 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.
- 2) Any additions to the proposed school building, or other site improvements, including the installation of trailers to provide additional class space, will constitute a material change to the development plan and will require a public hearing.
- 3) The Owners/Developers shall comply with the terms and conditions set forth in the agreements reached between themselves and the Kniffins, the Aarons, and the St. Thomas' Church, Valleys' Planning Council, Inc., Mary Easto, and David S. Brown Enterprises, Inc., copies of which were submitted into evidence as Zoning Commissioner's Exhibits 3, 4 and 5, respectively. Those agreements have been incorporated herein and made enforceable as a part of this Order.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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


LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing Officer
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/2/99
[Signature]



Baltimore County
Zoning Commissioner
Office of Planning

April 7, 1999

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

Benjamin Bronstein, Esquire
George & Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING & PETITION FOR VARIANCE
N/S St. Thomas Lane, S/S Rosewood Lane, Approx. 2000' E of Reisterstown Road
4th Election District – 3rd Councilmanic District
Torah Institute of Baltimore, Inc. – Owner/Developer
Case Nos. IV-510 & 99-309-A

Dear Mr. Bronstein:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petition for Variance 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 "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Bruce I. Levin, Vice President, Torah Institute of Baltimore, Inc.
100 S. Rock Glen Road, Baltimore, Md. 21229
Messrs. David S. Thaler & Alan Scoll, D. S. Thaler & Assoc., Inc.
7115 Ambassador Road, Baltimore, Md. 21244
J. Carroll Holzer, Esquire, 508 Fairmount Avenue, Towson, Md. 21286
Mr. & Mrs. Richard C. Kemp, 31 Rosewood Lane, Owings Mills, Md. 21117
Mr. & Mrs. Edward R. Turnbaugh, 39 Rosewood Lane, Owings Mills, Md. 21117
Ms. Laura W. Spadone, 319 Golf Course Road, Owings Mills, Md. 21117
Mr. Reginald Lewis, 43 Rosewood Lane, Owings Mills, Md. 21117
Mr. Donald Rascoe, DPDM; DEPRM; DPW; R&P; OP; People's Counsel; Case File





ORIGINAL, KEEP IN ZONING FILE

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 37 Rosewood Lane 11.72 acres between St. Thomas Lane
and Rosewood Lane
which is presently zoned DR3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C1.b BCZR to allow a 19 ft

(existing) building front to right-of-way setback in lieu of the required 25 ft. (also

being a front average setback from centerline of a variable right of way
of 54 ft in lieu of the required 68 ft)

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

1. Configuration of property.
2. Topography of property.
3. And for such other reasons as may be demonstrated at time of hearing.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Benjamin Bronstein, Esquire

Name - Type or Print

Signature

George & Bronstein, LLP
Company

29 W. Susquehanna Ave., Suite 205
Address 410-296-0200 Telephone No.

Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Torah Institute of Baltimore, Inc.

Name - Type or Print

Bruce I. Levine

Signature

Bruce I. Levine, Vice President

Name - Type or Print

Signature

100 S. Rock Glen Road

Address

x 410 486 0800
Telephone No. EXT 216

Baltimore, Maryland 21229

City

State

Zip Code

Representative to be Contacted:

Alan E. Scoll, RLA

D.S. Thaler & Associates, Inc.

Name

7115 Ambassador Road

Address

410-944-3647

Telephone No.

Baltimore, Maryland 21244

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING Combined with D.P.

UNAVAILABLE FOR HEARING

Reviewed By SL

Date

2/10/99

ORDER RECEIVED FOR FILING
Date 2/11/98

309

January 22, 1999

TORAH INSTITUTE

(Description for Zoning Purposes Only)

Beginning at a point in the Southern right-of-way line (55' wide) of Rosewood Lane located approximately 270 feet Northeast of the intersection of Beaverhead Circle and Rosewood Lane, thence running the following eighteen (18) courses and distances:

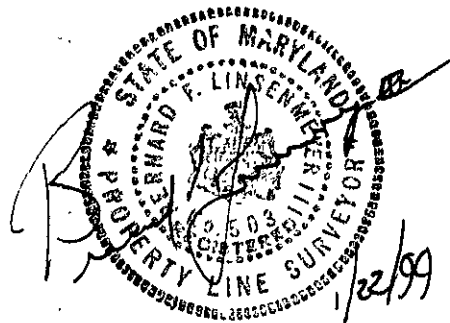
1. North 41°52'20" East 192.00 feet more or less to a point; thence,
2. South 45°16'41" East 120.69 feet more or less to a point; thence,
3. South 41°52'20" West 100.00 feet more or less to a point; thence,
4. South 48°07'40" East 408.76 feet more or less to a point; thence,
5. North 41°52'20" East 46.00 feet more or less to a point; thence,
6. South 75°45'07" East 10.00 feet more or less to a point; thence,
7. South 01°16'10" West 112.84 feet more or less to a point; thence,
8. South 75°53'14" East 616.14 feet more or less to a point; thence,
9. South 40°15'07" East 297.28 feet more or less to a point; thence,
10. North 49°44'53" East 20.00 feet more or less to a point; thence,
11. South 40°15'07" East 165.70 feet more or less to a point; thence,
12. South 40°01'39" West 103.15 feet more or less to a point; thence,
13. South 40°01'38" West 93.69 feet more or less to a point; thence,
14. South 54°28'42" West 178.69 feet more or less to a point; thence,

99-309-A

14. South 54°28'42" West 178.69 feet more or less to a point; thence,
15. South 44°15'40" West 104.57 feet more or less to a point; thence,
16. North 48°21'20" West 1051.87 feet more or less to a point; thence,
17. North 41°52'20" East 185.46 feet more or less to a point; thence,
18. North 48°07'40" West 529.30 feet more or less to the point of beginning.

Containing 11.727 acres of land, more or less.

DESCRIPTION DSK #1/1999



BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 063732

DATE 2/10/99 ACCOUNT RL 309 R0016150

AMOUNT \$ 50.00

RECEIVED FROM: George & Banister

FOR: RV fee

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS: ACTUAL TON

02/10/1999 2/10/1999 09:52AM

RE: 0002 CASHIER JRM: JMR DEACT

5 MISCELLANEOUS CASH RECEIPT

RECEIVED BY 000154

CASH NO. 063732

50.00 CASH

Baltimore County, Maryland

99-309-A

CASHIER'S VALIDATION

**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 #99-308-A
37 Rosewood Lane
E/S Rosewood Lane, 270' NE
of Beaverhead Circle
4th Election District
3rd Councilmanic District
Legal Owner(s):

Torah Institute of Baltimore,
Inc.

Variance: to allow a 19-foot
(existing) building front to
right-of-way setback in lieu of
the required 25 feet.

Hearing: Wednesday, March
24, 1999 at 9:00 a.m. in
Room 106, County Office
Building, 111 West Chesapeake
Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4388.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

3/046 March 4 C294644

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/4/, 1999

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 3/4/, 1999.

THE JEFFERSONIAN,

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 99-309-A
PETITIONER/DEVELOPER:
(Torah Institute)
DATE OF Hearing
(Mar 24, 1999)

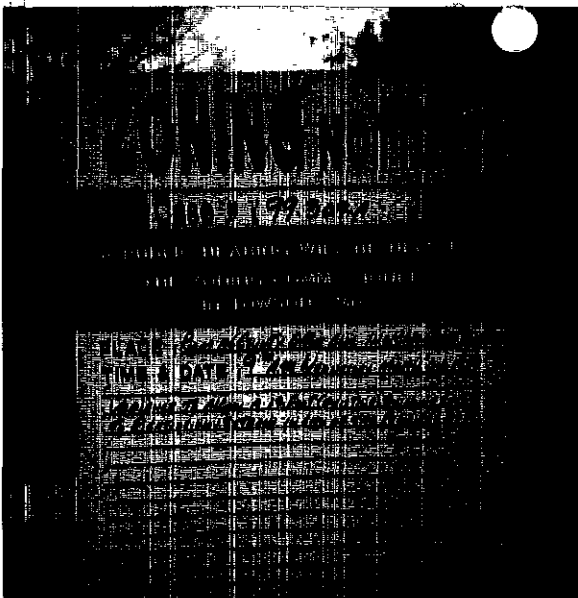
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

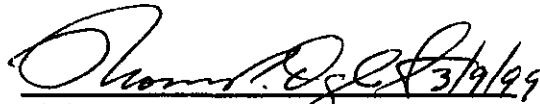
LADIES AND GENTLEMEN:

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
37 Rosewood Lane Baltimore, Maryland 21117_____

The sign(s) were posted on _____ 3-9-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]



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 23, 1999

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:

HEARING OFFICERS HEARING

Project Name: Torah Institute
Project Number: 4-510
Location: N/S St. Thomas Lane, E of Reisterstown Road
Acres: 10.4
Developer: Torah Institute, c/o M. Leo Storch Mgmt. Co.
Engineer: D.S. Thaler & Associates, Inc.
Proposal: 60,000 S.F. School & Day Care

*****AND*****

CASE NUMBER: 99-309-A
37 Rosewood Lane
E/S Rosewood Lane, 270' NE of Beaverhead Circle
4th Election District – 3rd Councilmanic District
Legal Owner: Torah Institute of Baltimore, Inc.

Variance to allow a 19-foot (existing) building front to right-of-way setback in lieu of the required 25 feet.

HEARING: Wednesday, March 24, 1999 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue


Arnold Jablon, Director *sls*

c: Torah Institute of Baltimore, Inc.
Benjamin Bronstein, Esquire
D.S. Thaler & Associates, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 9, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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



TO: PATUXENT PUBLISHING COMPANY
March 4, 1999 Issue – Jeffersonian

Please forward billing to:

B. Bronstein
George & Bronstein, LLP
29 W. Susquehanna Avenue
Towson, MD 21204

410-296-0200

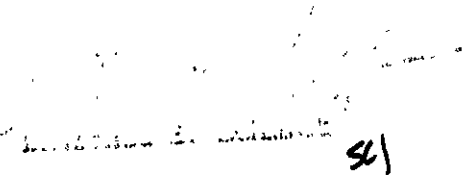
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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: _____

Petitioner: Jonah Institute of Baltimore Inc

Address or Location: 37 Rosewood Lane part of 11.72 ac E side
Rosewood Lane 200 ft W of Beaverhead Circle

PLEASE FORWARD ADVERTISING BILL TO:

Name: B Bronstein - George & Bronstein LLP

Address: 29 W. Susquehanna Ave.
Towson 21204

Telephone Number: 410 296 0200

Revised 2/20/98 - SCJ

99-309-A

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.: 99-309-A

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

PLACE: _____

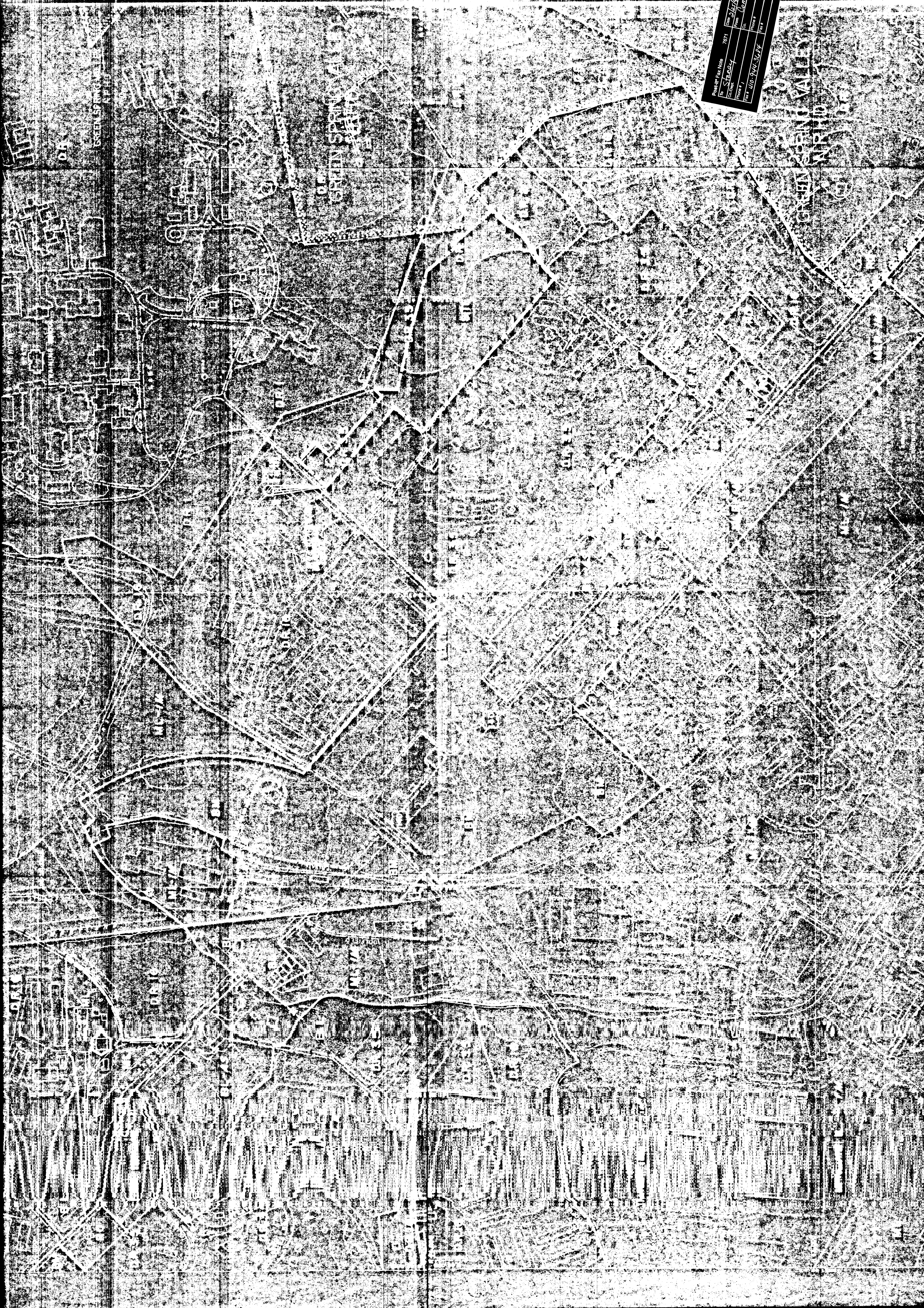
DATE AND TIME: _____

REQUEST: A VARIANCE
TO ALLOW A FRONT AVERAGE (EXISTING DWELLING SETBACK) FROM
STREET CENTERLINE OF A VARIABLE WIDTH RIGHT OF WAY OF 54 FT. IN
LIEU OF 68 FT. BEING THE SAME AS THE FRONT SETBACK FROM RIGHT
OF WAY OF 19 FT. IN LIEU OF 25 FT.

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

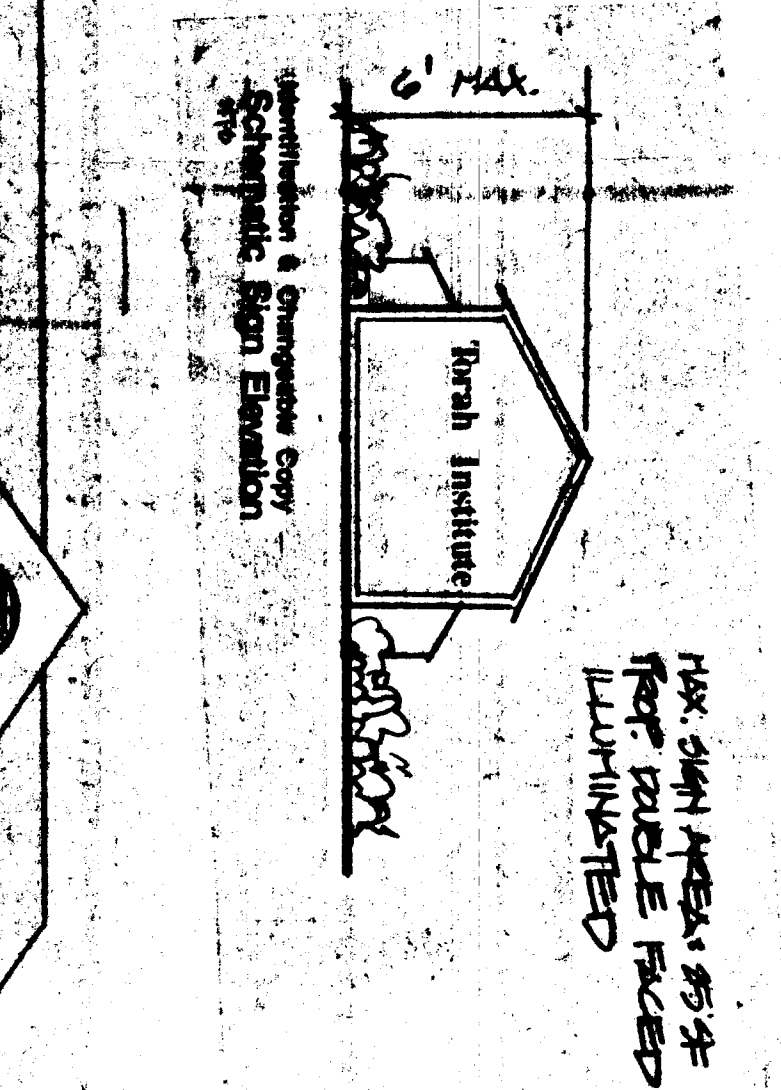
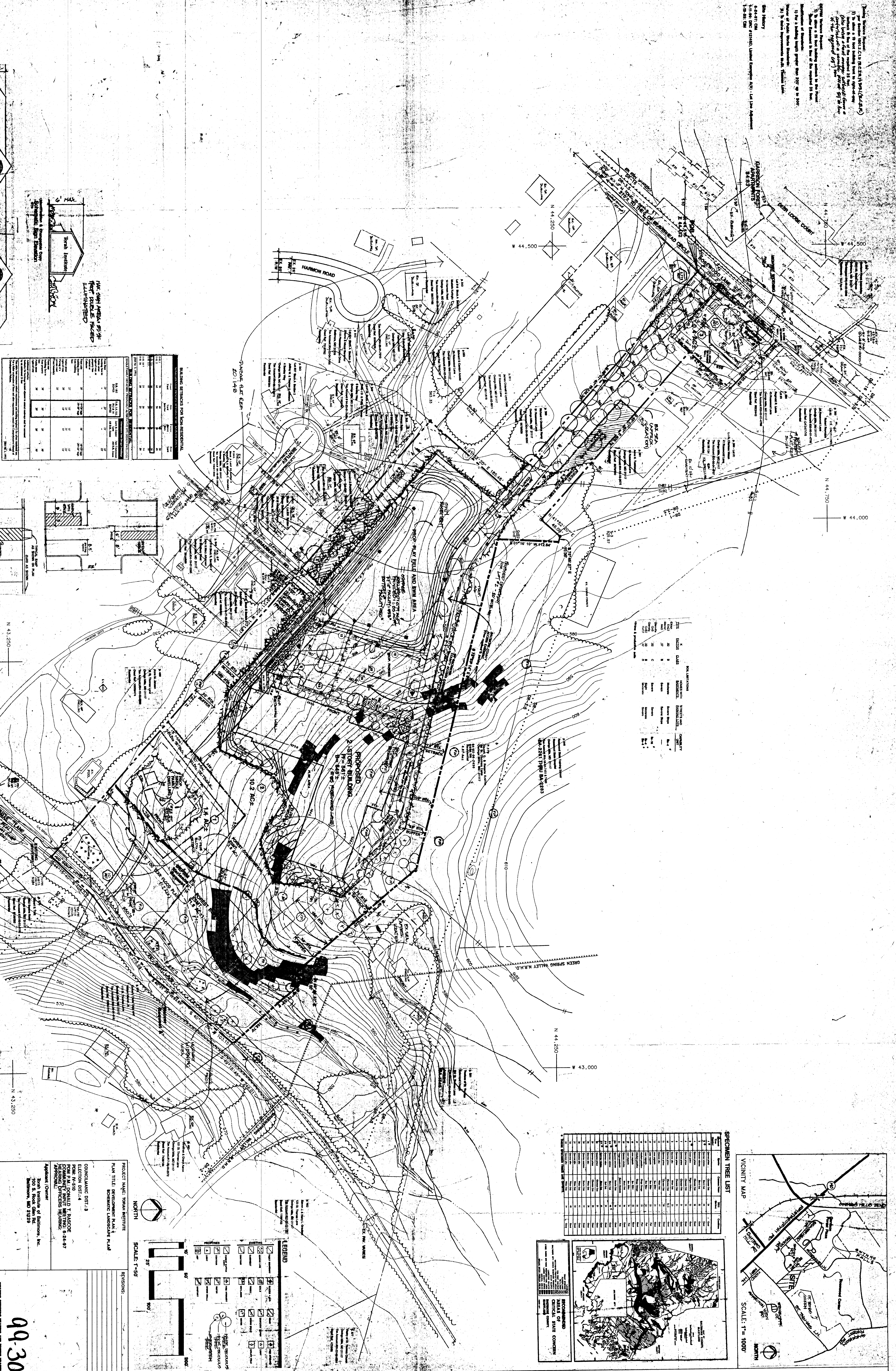
HANDICAPPED ACCESSIBLE



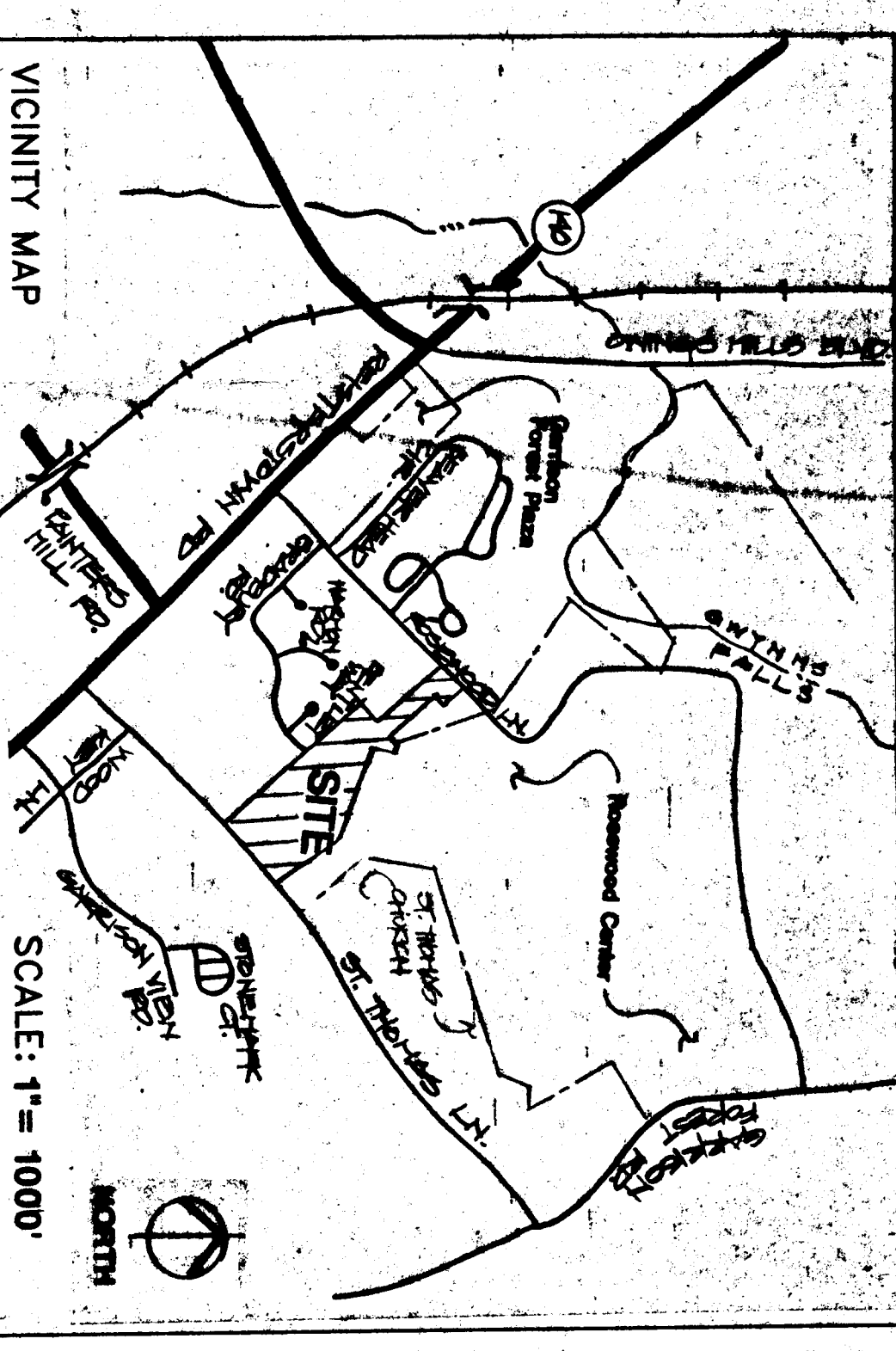
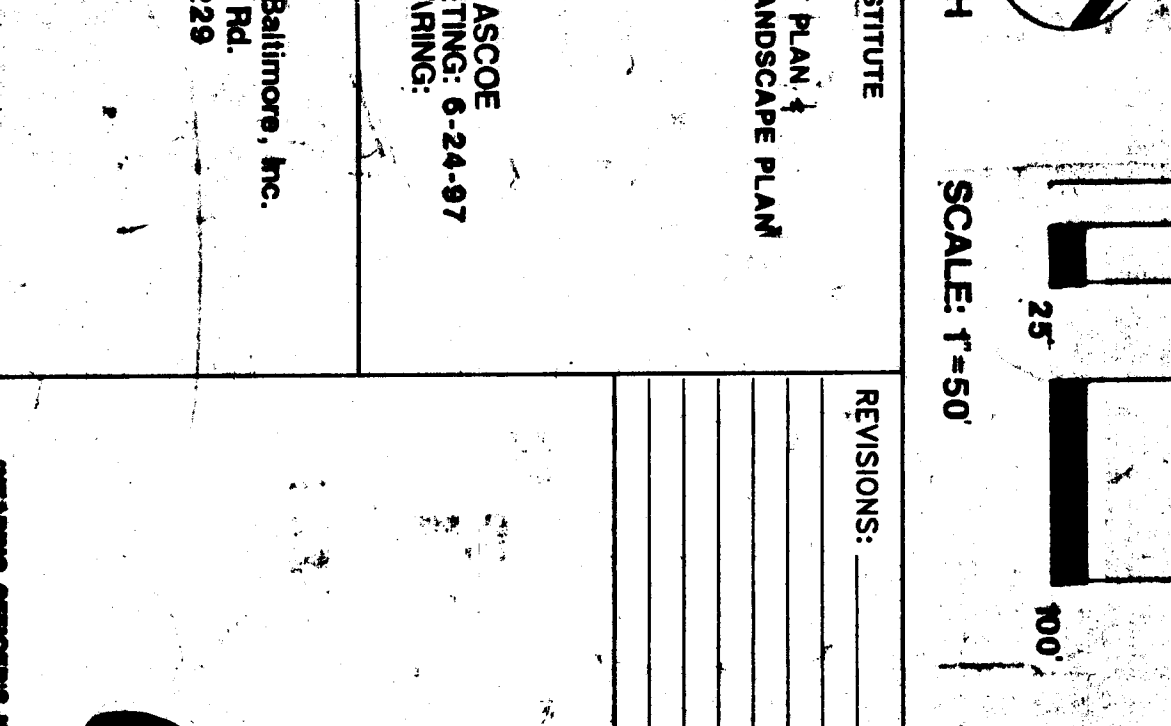
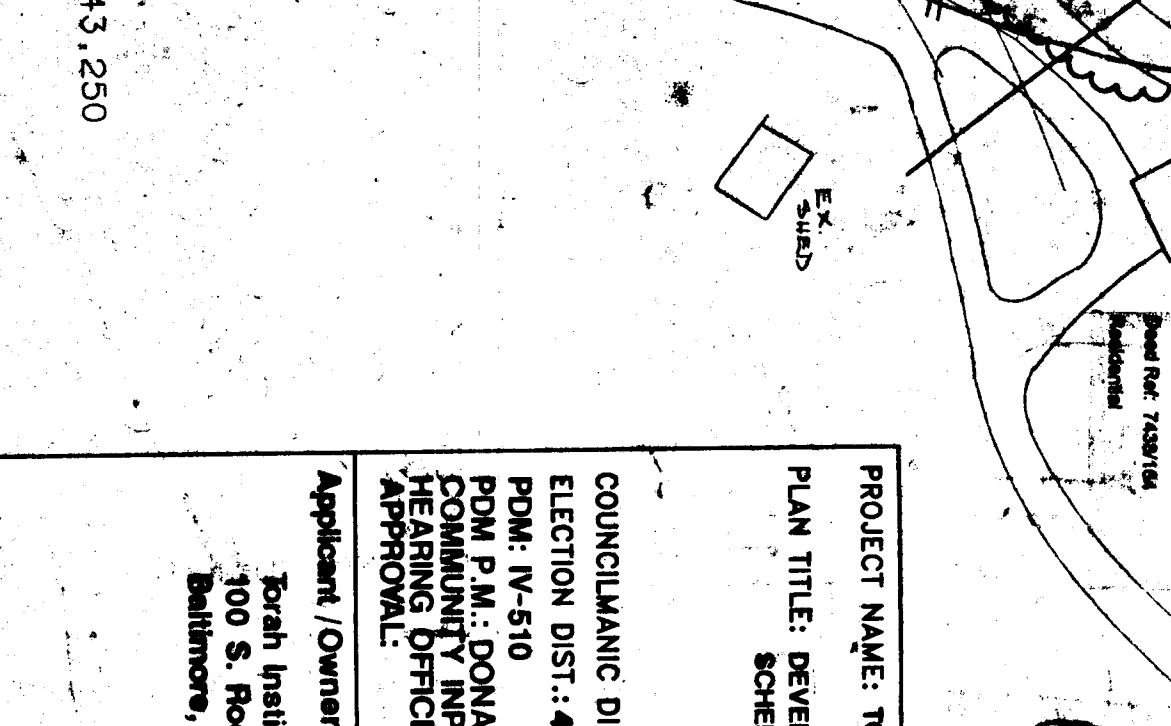
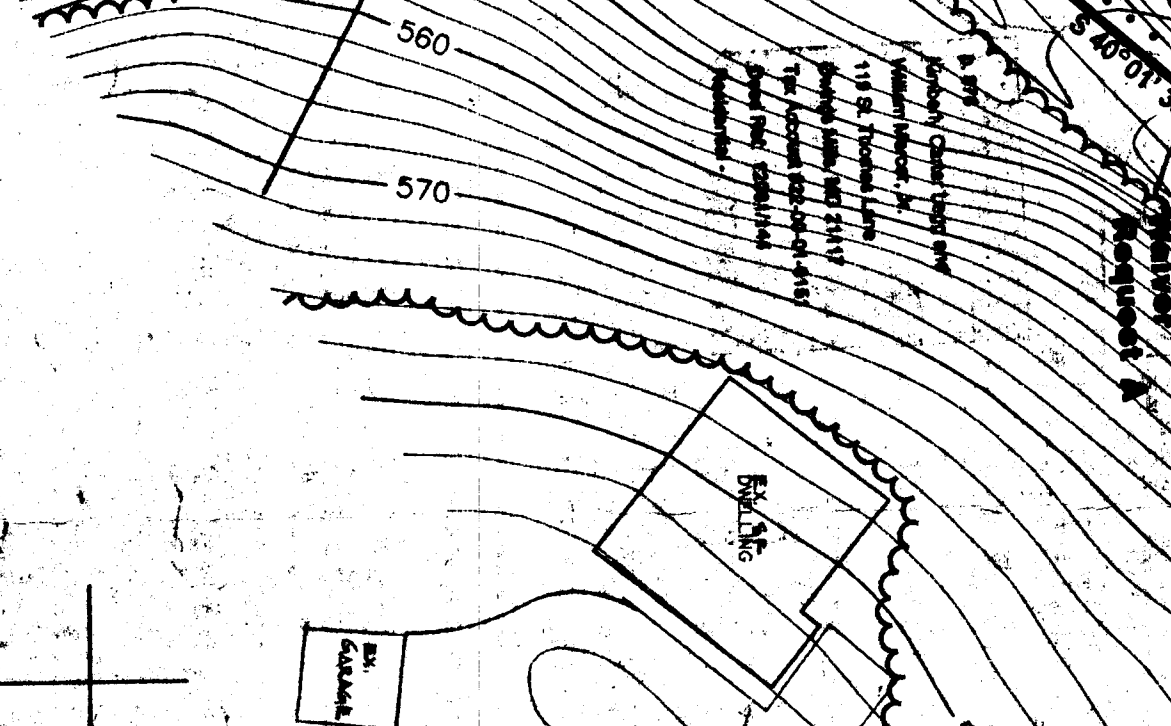
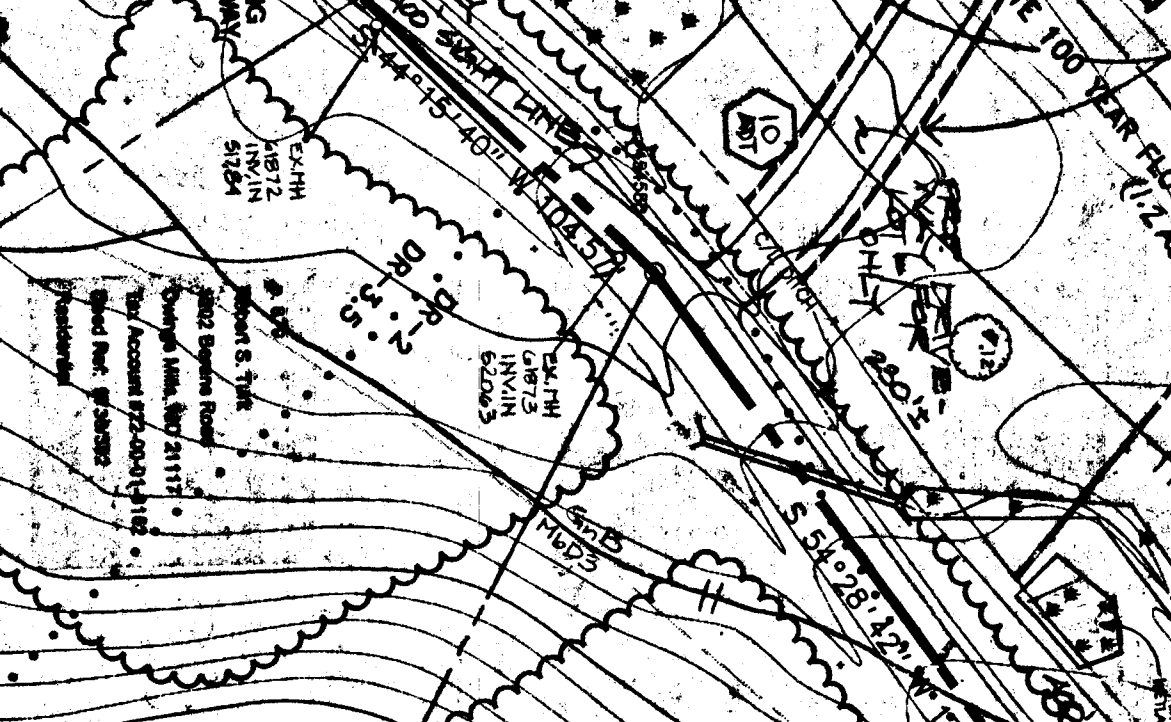
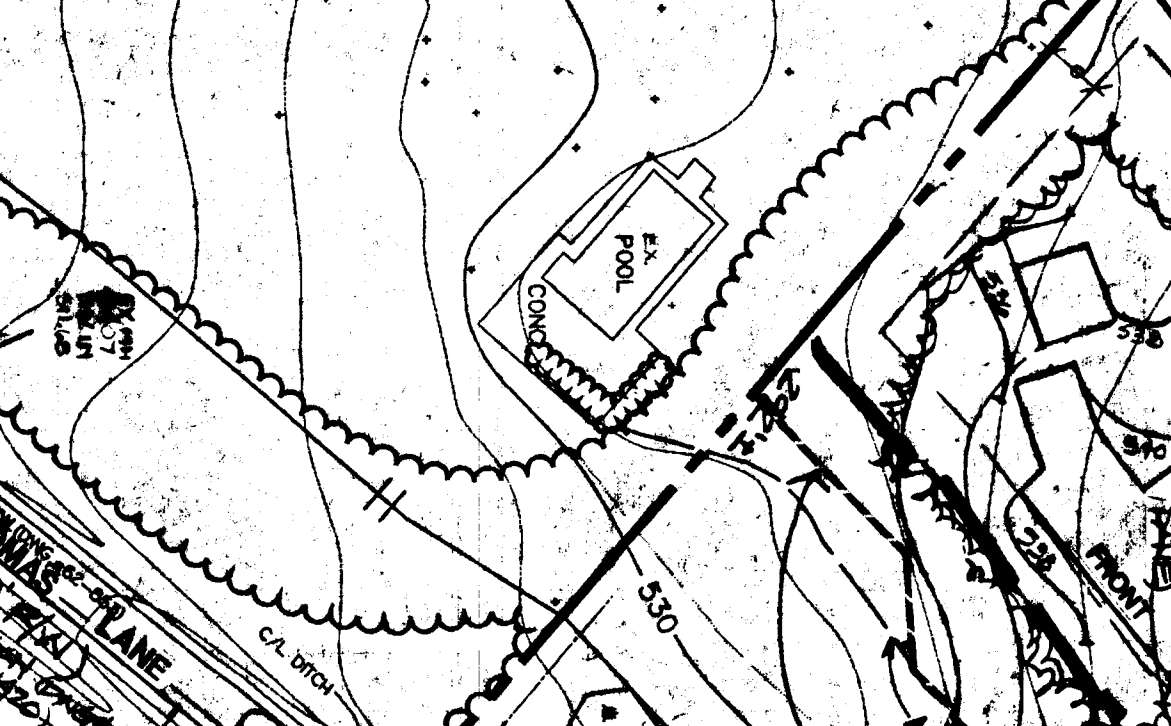
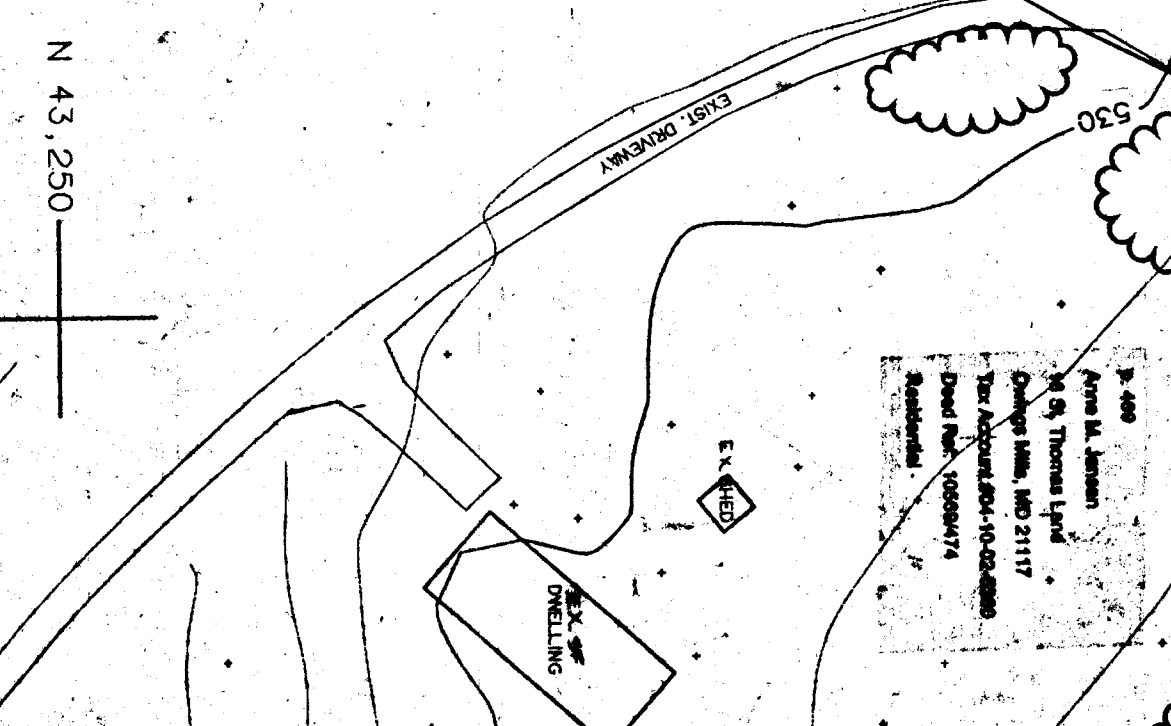
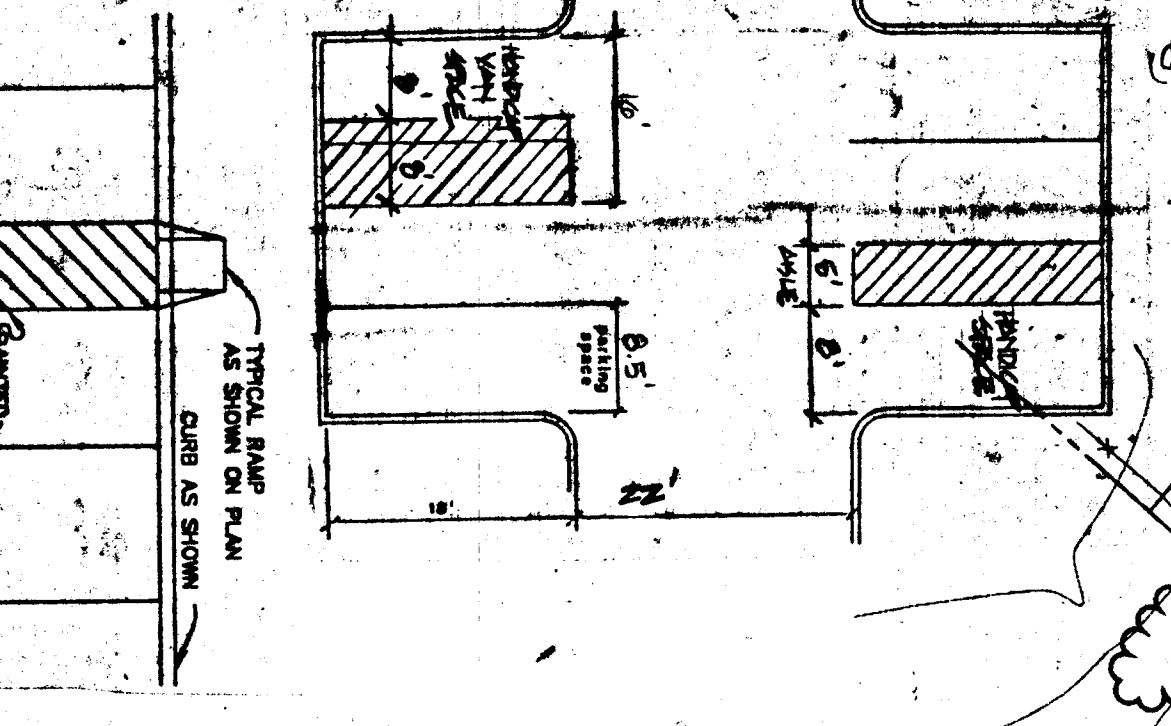
DATE	NO.	BY	REVISION
10/1/77	1	J. S. Thaler	Initial Design
10/1/77	2	J. S. Thaler	Revised Design
10/1/77	3	J. S. Thaler	Final Design

Project Name: TORAH INSTITUTE
Location: 1000 S. 10th St., Suite 100, Phoenix, Arizona 85001
Owner: Torah Institute of America, Inc.
Architect: J. S. Thaler & Associates, Inc.
Engineer: J. S. Thaler & Associates, Inc.
Scale: 1" = 100'

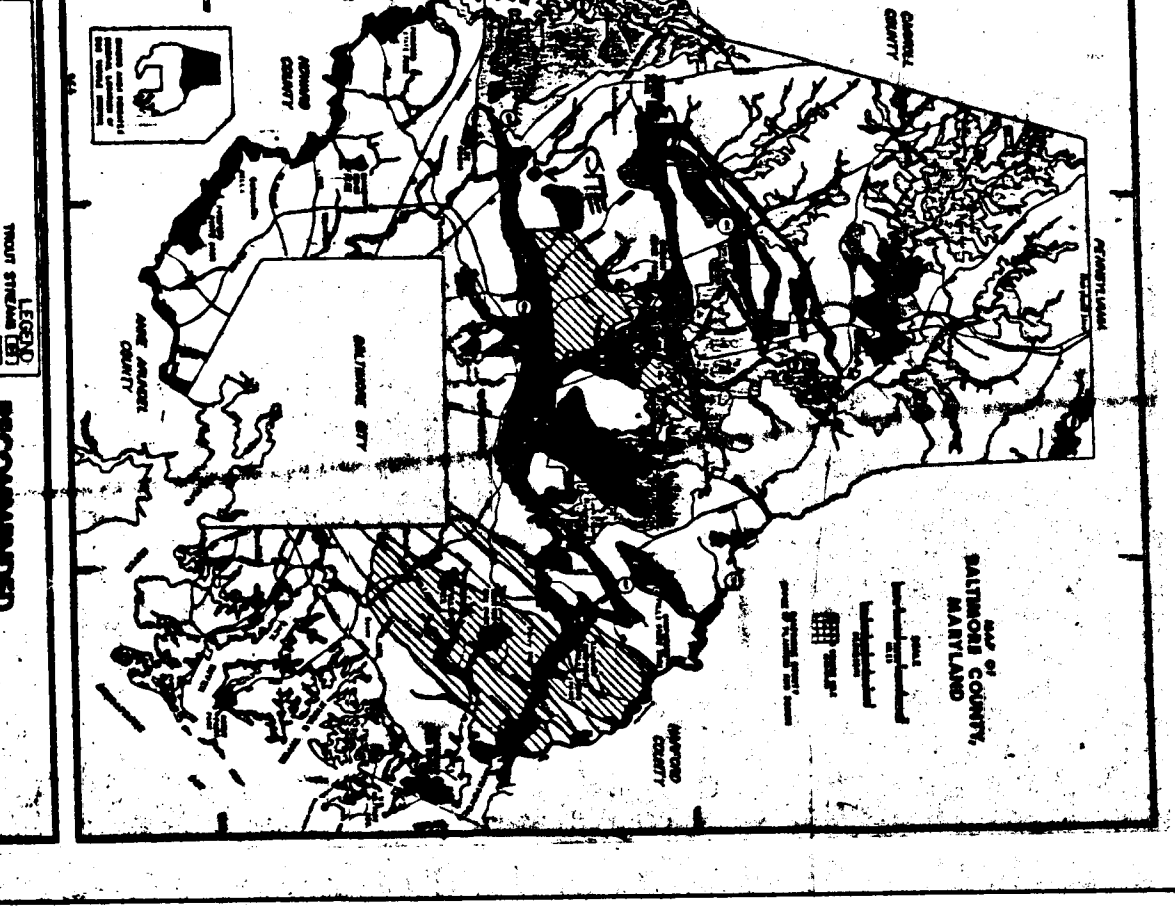
Notes:
 1. All dimensions are in feet and inches.
 2. All elevations are in feet above sea level.
 3. All areas are in square feet.
 4. All volumes are in cubic feet.
 5. All materials are to be of the highest quality.
 6. All work is to be completed within the specified time frame.
 7. All work is to be done in accordance with the latest edition of the Building Code of America.



NO.	DATE	BY	REVISION
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3	10/1/77	J. S. Thaler	Final Design

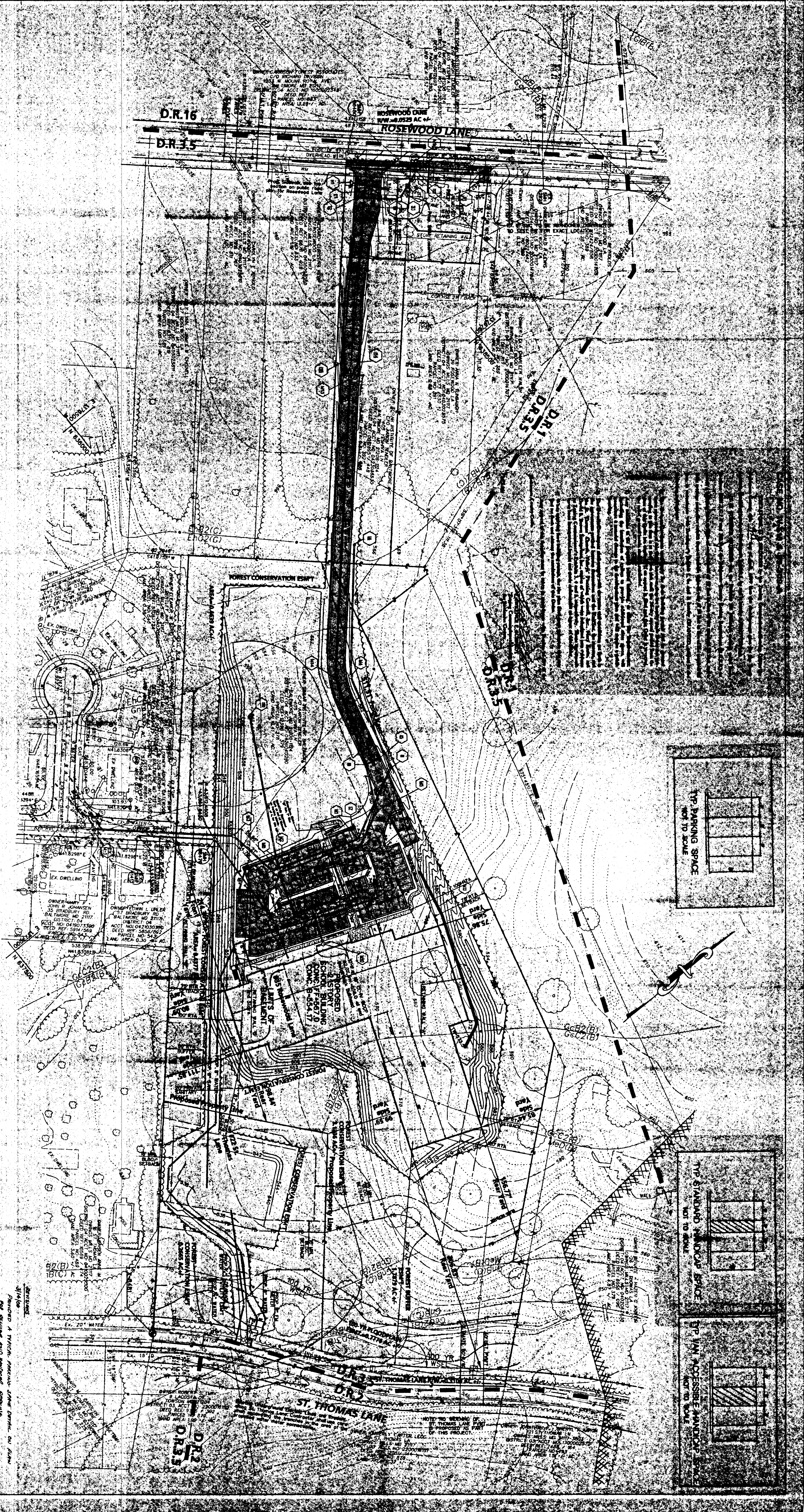
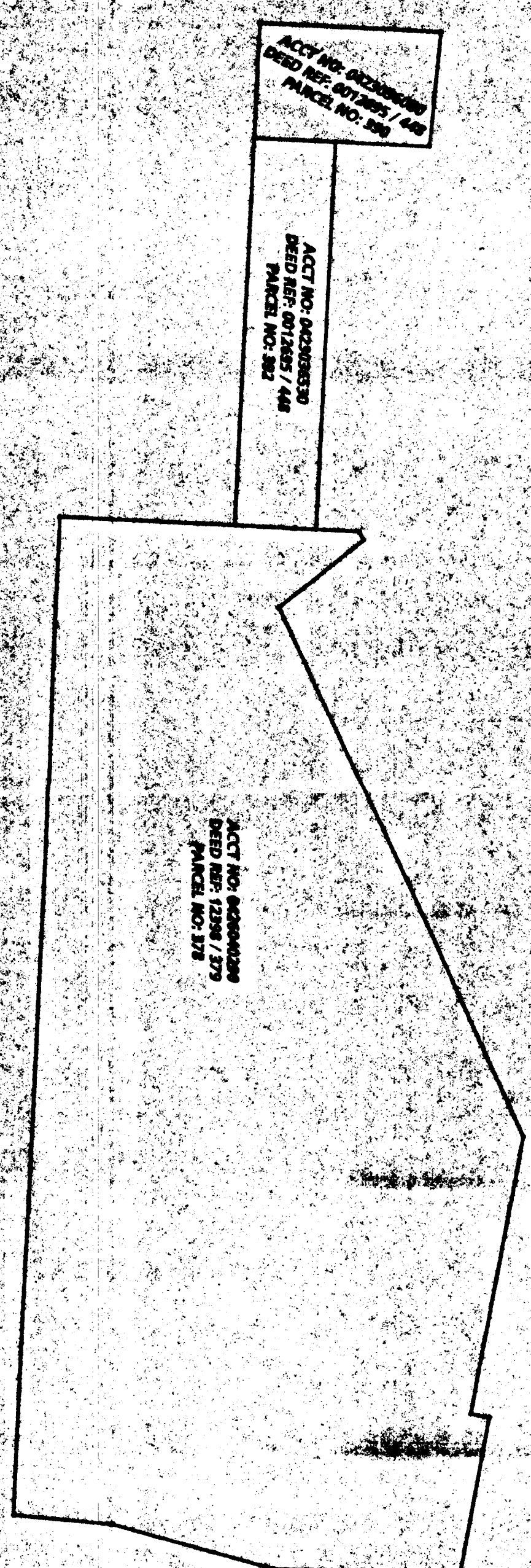


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PARKING TABULATION

[illegible]

ALL HANDS SHALL BE PERMANENTLY STAYED ON A DUTABLE AND MUST WEAR UNIFORM

LEARNING: My duties shall be to maintain an effective parking area and to be arranged as to reflect the light away from adjacent residential and non public streets.

SCHOOL SPACE/EMERGENCY VISION SPACES	= 77 SPACES
SO FACILITY, ADMINISTRATION, 80 SPACES	
STUDENT SPACE, 100 SPACES	
TOTAL PARKING REQUIRED	= 157 SPACES

TOTAL HANDS REQUIRED TO MAINTAIN EFFECTIVE PARKING

TOTAL INCLUDING 3 HANDS PER SPACE

STANDARD HANDICAP SPACES = 21 X 1/4 TOTAL (TWO SET BY SIGN

VAN ACCESSIBLE HANDICAP SPACES = 84 X 1/4 TOTAL (ONE SET BY SIGN

STANDARD PARKING SPACES = 100 X 1/4

3/14/00
PROVIDED A TYPICAL PARTICULATE-SIZE DENSITY ON PLAIN
PQ4 RESIN AND PROVIDING PROBABLY
MODED CASE NO. N-510 AND 99-309-A INFORMATION

21117
300014707

JNA N TUNBAUGH
SEWOOD LA
METS MD 21117
ACCT NO: 0403023575
TEL NO: 5573 / 530
TEL NO: 391
A: 0.88 +/- AC.

OWNER: TORAH INSTITUTE OF BALTIMORE INC.
C/O AARON TENDLER
405 YESHIVA LN
BALTIMORE MD 21208-1124
DISTRICT: 04 ACCT NO: 0423036510
DEED REF: 0012695 / 448
LAND AREA: 0.81 +/- AC.

Zoning Commission of Baltimore
for Baltimore County
D.R.1
D.R.3.5

FOREST CONSERVATION ESM'T

AREA: 0.6639 AC.

OWNER: TORAH INSTITUTE OF BALTIMORE INC.
C/O AARON TENDLER
405 YESHIVA LN
BALTIMORE MD 21208-1124
DISTRICT: 04 ACCT NO: 0426040290
DEED REF: 12398 / 379
LAND AREA: 10.41 +/- AC.

OWNER: ELEANOR W. SCHOEN
5 BENILEY WAY
OWINGS MILLS MD 21117
DISTRICT: 04 ACCT NO: 0402050650
DEED REF: 53057724
LAND AREA: 0.36 +/- AC.

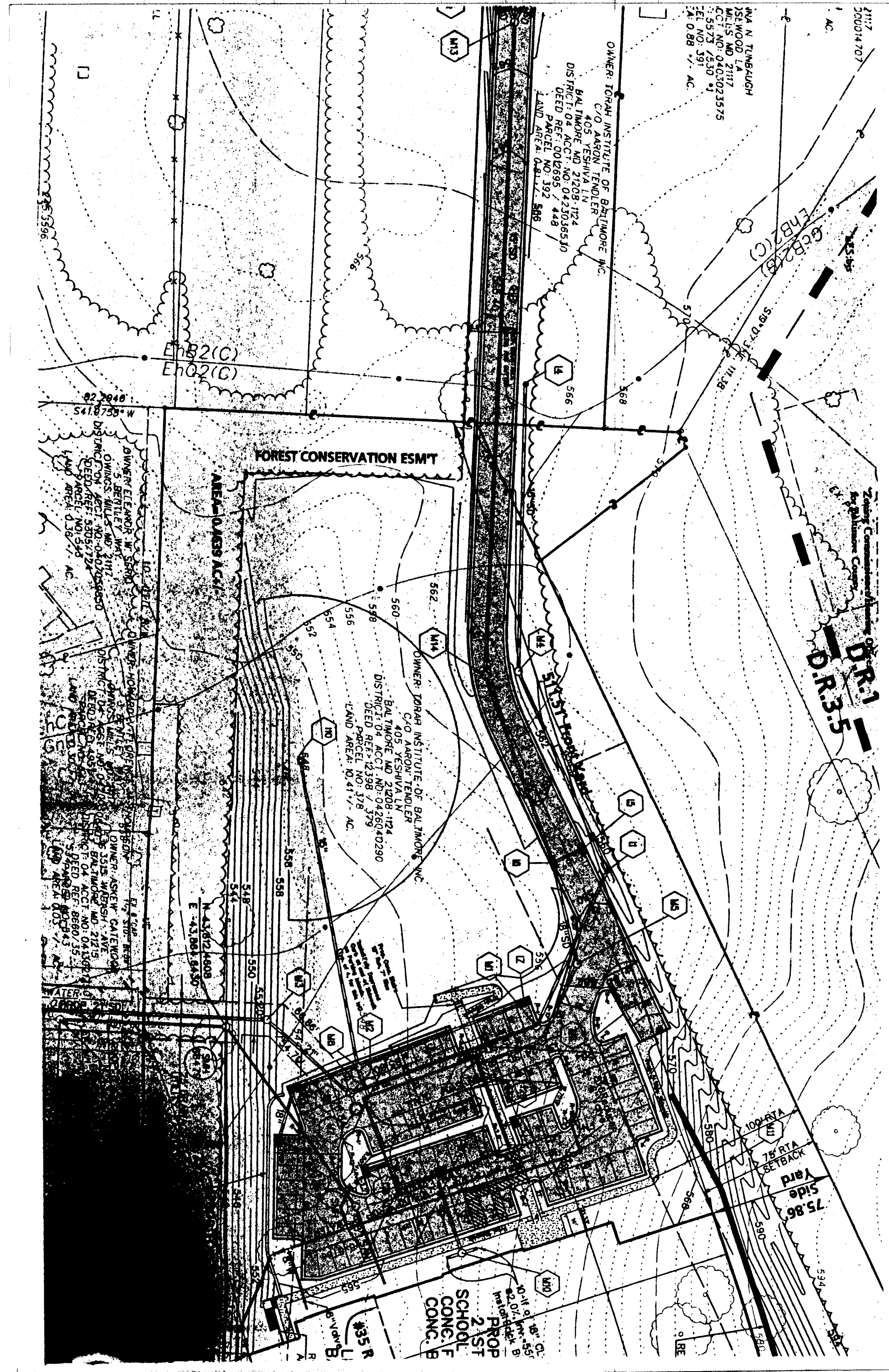
OWNER: HOWARD J. FLORENCE
5 BENILEY WAY
OWINGS MILLS MD 21117
DISTRICT: 04 ACCT NO: 0402050650
DEED REF: 53057724
LAND AREA: 0.36 +/- AC.

OWNER: ASKEW, CATEWOOD
3515 WENSH AVE
BALTIMORE MD 21215
DISTRICT: 04 ACCT NO: 04150917
DEED REF: 8660 / 35
LAND AREA: 0.05 +/- AC.

75.86' Side Yard
75' RTA
100' RTA
SETBACK

PROP
2 ST
SCHOOL
CONC. F
CONC. B

#35 R
L
B





1

566

562
560
558

SECRET

PROPOSED
STORY
BY BULL
FF-56
B-554

sew nook
MITS O
SEMEN

OWNERS
5
OWING
C-04
DEED
4-20-81

015m

00030600
DISM

WATER 6

1997

100

D.R.16

D.R.3.5

OWNER: GARRISON FOREST ASSOCIATES
C/O RICHARD DAVISON
1233 W MOUNT ROYAL AVE
BALTIMORE MD 21217
DISTRICT: 04 ACCT NO: 1600002349
DEED REF:
PARCEL NO: 633
LAND AREA: 13.20 +/- AC.

OWNER: IORAH INSTITUTE OF BALTIMORE INC
C/O AARON TENDLER
405 YESHIVA LN
BALTIMORE MD 21208-1124
DISTRICT: 04 ACCT NO: 0423036030
DEED REF: 0072695 / 448
PARCEL NO: 390
LAND AREA: 0.52 AC.

ROSEWOOD LANE
R/W = 0.0525 AC +/-

ROSEWOOD LANE

EDGE OF PAVING
OVERHEAD WIRES

Prop. Sidewalk, see typ
section on public road
plan for Rosewood Lane

OWNER: EDWARD A. CAROLYN E ARNOLD
25 ROSEWOOD LA
OWINGS MILLS MD 21117
DISTRICT: 04 ACCT NO: 0403025610
DEED REF: 7916 / 767
PARCEL NO: 811
LAND AREA: 1.00 +/- AC.

OWNER: RICHARD CHRISTINA KEMP
31 ROSEWOOD LA
OWINGS MILLS MD 21117
DISTRICT: 04 ACCT NO: 040303050
DEED REF: 5578 / 928
PARCEL NO: 533
LAND AREA: 1.19 +/- AC.

OWNER: ANNA N TUNBAUGH
39 ROSEWOOD LA
OWINGS MILLS MD 21117
DISTRICT: 04 ACCT NO: 0403023575
DEED REF: 5573 / 530 +/-
PARCEL NO: 391
LAND AREA: 0.88 +/- AC.

OWNER: OWINGS MILLS MD 21117
DISTRICT: 04 ACCT NO: 2000014702
DEED REF:
PARCEL NO: 369
LAND AREA: 0.50 +/- AC.

OWNER: IORAH INSTITUTE OF BALTIMORE INC
C/O AARON TENDLER
405 YESHIVA LN
BALTIMORE MD 21208-1124
DISTRICT: 04 ACCT NO: 0423036510
DEED REF: 0072695 / 448
PARCEL NO: 392
LAND AREA: 0.51 +/- AC.

CONSERVATION ESM