



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

January 11, 2017

Richard E. Matz, P.E.
Colbert, Matz and Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Dear Mr. Matz:

RE: Zoning Spirit and Intent Review, 6823 Old Pimlico Road, Zoning Cases 2001-0191-SPH, 2006-0486-SPHA, 3000 sq. ft. Addition to High School Building, 14th Election District

Your letter to Mr. Arnold Jablon, Director, concerning an opinion from this Office regarding a Spirit and Intent determination pertaining to the above referenced zoning cases has been given careful consideration by this Office, and the following is offered. In consideration of the minor changes requested to the original relief granted in the above referenced zoning cases, and all setback requirements being observed, it is the opinion of this Office that the requested addition is within the Spirit and Intent of the aforementioned Zoning Cases. Be advised that any site plans submitted to this Office must contain an affirmation that the written notice requirement of restriction No. 4 in Zoning case 2006-0486-SPHA has been complied with. This letter must be copied onto all future site plans filed with this Office for review that pertain to the subject 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 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.

Sincerely,

A handwritten signature in black ink, appearing to read "JCM", is written over the printed name of Joseph C. Merrey.

Joseph C. Merrey
Planner II
Zoning Review
410-887-3391

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



January 10, 2017

Mr. Arnold Jablon, Director
Department of Permits, Approvals, and Inspections
111 West Chesapeake Avenue, Suite 105
Towson, Maryland, 21204

Re: Spirit and Intent Letter
Bais Hamedrash and Mesivta of Baltimore, Inc.
6823 Old Pimlico Road
Deed Liber 38029 Folio 327
Tax Account # 2300011067 – Lot 1 Minor Subdivision of Bais Hamedrash
PAI #03-0505, Minor Subdivision #14-038-M
CMR Project Number 2003-154.3

Dear Mr. Jablon,

The subject property is owned by Bais Hamedrash and Mesivta of Baltimore Inc. The property is located at 6823 Old Pimlico Road, is zoned D.R. 3.5, and consists of 7.937 acres more or less. The site contains the Bais Hamedrash and Mesivta private religious high school.

Bais Hamedrash and Mesivta of Baltimore is proposing a 3,000 s.f. building addition. The building addition will be built to adjoin the eastern portion of the existing high school building.

This site has been the subject of two previous zoning cases. Below is a summary of each zoning case and our opinion concerning the proposed use as being within the spirit and intent of these cases.

- Case Number 01-191-SPH - Approved the petitioners request to convert the existing country club bathhouse building into a dormitory, which is an accessory use/building to the school, a permitted use. It also established that future dormitory and faculty housing were to be considered an accessory use to the permitted school, but some conditions were established. Any new buildings constructed for use as a dormitory or faculty housing would require a Special Hearing to amend the site plan approved in this case. Additionally, any addition onto existing buildings for use as dormitory or faculty housing that would increase the square footage of any of those buildings by more than 50% would also require a Special hearing. The proposed addition is not a new dormitory or faculty housing or an addition onto a dormitory or faculty housing building. The decision also required that any new buildings or additions must comply with applicable zoning and development laws, and proper notice to the community

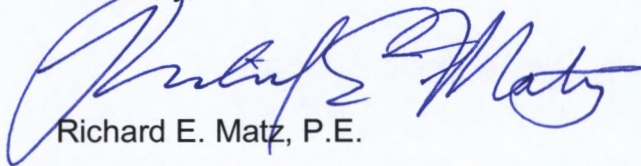
Letter of Spirit and Intent
Bais Hamedrash
January 10, 2017
CMR Project No. 2003-154.3

association and neighbors must be provided. The proposed building addition onto the existing high school will comply with the applicable zoning and development laws.

- Case Number 06-486-SPHA Approved the Special Hearing request to amend the Site Plan approved in the Case Number 01-191-SPH to provide for the development of a new dormitory building. Variance relief was also granted to allow 1) a 50 foot RTA setback in lieu of the 75 feet required, 2) a front yard setback of 40 feet in lieu of the 80 feet required, and 3) a side yard setback of 30 feet between buildings in lieu of the 40 feet required. The proposed high school expansion will be within the previously approved RTA building setback relief, as approved in this 2006 zoning case. No additional zoning relief is being requested.

Please confirm that the proposed development, as shown on the enclosed Plan is within the spirit and intent of the previous zoning decisions. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard E. Matz", is written over a light blue rectangular background.

Cc: Rabbi Zvi Dov Slanger w/att.

Enclosures: Zoning Case #06-486-SPHA
Zoning Case #01-191-SPH
Site Plan for Development Review Committee (Lot 1)