

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE – E/S Seven Mile Lane,	*	ZONING COMMISSIONER
20' S of the c/l Marnat Road	*	
(7307 Seven Mile Lane)	*	OF BALTIMORE COUNTY
3 rd Election District	*	
2 nd Council District	*	Case No. 01-219-SPHA
	*	
Congregation Darchei Tzedek, Inc.	*	
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owner of the subject property, Congregation Darchei Tzedek, Inc., by and through Jonathan Greenstein, its President and Attorney at Law. The Petitioners request a special hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 93-226-SPHA and 86-401-SPH to reflect the proposed improvements and to approve that such improvements comply to the extent possible with Residential Transition Area (RTA) requirements, pursuant to Section 1B01.1.B.1.g(6) of the Baltimore County Zoning Regulations (B.C.Z.R.). In addition, the Petitioners request variance relief from the B.C.Z.R. as follows: From Section 1B01.2.C.1.a to permit a front setback of 8 feet in lieu of the required 40 feet for a proposed second story addition on the existing building and the proposed two-story addition on the east end of the existing building, and a side setback of 0 feet in lieu of the required 20 feet for the proposed two-story addition; from Section 409.6.A.4 to permit 10 parking spaces in lieu of the required 82 for an existing, non-residential principal building; and, from Section 409.8.A.4 to permit parking spaces to be located 5 feet from a street line in lieu of the required 10 feet. The subject property and requested relief are more particularly described on the site plan and building elevation drawings submitted into evidence and marked as Petitioner's Exhibits 7 and 1, respectively.

Appearing at the requisite public hearing on behalf of the Petitioners were Jonathan E. Greenstein, Esquire, who serves as both President and attorney for the Congregation Darchei Tzedek, Inc., property owners; Tom Zien, Vice President of the Congregation; Rabbi Yaakov

ORDER RECEIVED FOR FILING

Date

By

3/12/11
[Signature]

Horowitz; and, Robert Rosenfelt, Professional Engineer who prepared the site plan of this property. Also appearing in support of the requests were Marc Meisler, Louis Newmark, and Reuven Chapman, members of the Congregation. Steven and Glorda Davidoff, adjacent property owners, and Adele Kass and Paul D. Kadim appeared as Protestants in the matter.

This unusual case concerns property owned by the Congregation Darchei Tzedek, Inc., a congregation of the Orthodox Jewish faith. The subject property consists of a gross area of 0.39 acres, more or less, zoned D.R.5.5, and is located at the southeast corner of Seven Mile Lane and Marnat Road, at the Baltimore County/Baltimore City Line. The property has been owned and utilized as a synagogue by Congregation Darchei Tzedek, Inc. since approximately 1986. At that time, the site was improved with two attached commercial buildings, which were somewhat rundown. The Petitioners filed a Petition for Special Hearing in Case No. 86-401-SPH and were granted approval by then Zoning Commissioner Arnold Jablon to permit the conversion of the two buildings for use as a synagogue on April 16, 1986. Thereafter, the Petitioners sought special hearing and variance relief in Case No. 93-226-SPHA for proposed improvements to the existing facility and on-site parking, and approval that the proposed improvements complied with RTA requirements. This Zoning Commissioner granted the relief requested on March 2, 1993, subject to certain restrictions.

The Petitioners now come before me seeking similar relief to allow an expansion of the synagogue building. Testimony was taken from Rabbi Horowitz and Mr. Zien regarding the existing and proposed use of the building and the Congregation. As noted above, this congregation is of the Orthodox Jewish faith and therefore abides by the strict tenets of that religion. This includes a requirement that men and women be kept separate from one another during religious services. Additionally, members of the Orthodox Jewish faith are prohibited from operating motor vehicles on holidays and the Sabbath. Apparently, there are now approximately 115 families who make up the membership of the Congregation. A list of the members was submitted into evidence as Petitioner's Exhibit 3. Due to the growth of their membership and the requirements of the Orthodox Jewish faith, the Petitioners seek relief to allow certain additions to the existing building.

As noted above, the site is improved with an existing structure that is, in fact, divided

into three distinct parts. That portion of the building closest to the intersection of Seven Mile Lane and Marnat Road is a two-story structure made of brick and stucco. Attached to that structure and fronting Marnat Road is a one-story brick building. To the rear of both of these structures is a one-story wing addition that runs parallel to the two structures. This wing addition was added pursuant to the relief granted in prior Case No. 93-226-SPHA. The Petitioners now propose the construction of a second story on both the one story brick building and the wing addition. The Petitioners also propose the construction of a two-story addition along the east end of the one-story brick and wing structure, adjacent to the proposed second story addition. Upon completion of all of these improvements, a larger, more uniform structure will be created.

Testimony indicated that the Petitioners wish to install a balcony within its worship area. This balcony will provide a seating area for the women of the congregation. Testimony was also offered regarding the use of the building and the property. Typically, the building is used on the Jewish Sabbath and holidays. Additionally, at other times, specifically weekdays, there will be a small number of individuals (approximately 15 to 20 people) attending prayer meetings. The Petitioners do not anticipate using this site for rental and/or social purposes. In fact, it was indicated that a room designated as a "social hall" is of limited capacity. Apparently, for certain services, such as bar mitzvahs, the Congregation utilizes other sites or restricts the number of individuals who can attend at this site.

The Petitioners presented a great volume of testimony regarding the parking variance and the circumstances unique to this site. As noted above, the Petitioners seek a substantial parking variance as to the number of spaces. The site features but a small lot which can currently accommodate only 10 vehicles. Under the parking requirements of the B.C.Z.R., a minimum of 82 spaces are required for the size of the proposed building. The Petitioners' testimony emphasized that members of the congregation cannot drive to the site during holidays and on the Sabbath. They also testified that approximately 40% of the congregation members live within a ¼ mile of the site, and another 40% within ½ mile. Thus, a large percentage of the membership walks to services.

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Date 3/12/01
By [Signature]

In addition to the testimony of Rabbi Horowitz and Mr. Zien, testimony was also received from Robert Rosenfelt, the engineer who prepared the site plan for this property. He generally described the property and the surrounding locale. He also indicated that the Petitioner had investigated the possibility of acquiring other properties to provide off-street parking. For example, a lot across Marnat Road was investigated but found insufficient. Additionally, although the Congregation has an informal understanding with a neighboring synagogue, there is no written agreement that parking can be provided on that site. It was also indicated that the expansion of the parking lot on the subject site would not be practical, due to existing grades on the property and interference with existing landscaping.

Testifying in opposition to the request was Mr. Steve Davidoff who resides on the immediately adjacent property. Mr. Davidoff indicated that the parking situation has recently improved since concerns were expressed to the leadership of the synagogue. Apparently at one time, many members of the Congregation parked on the neighborhood public streets, in front of private homes. The synagogue has made efforts to encourage parking on its small lot and also insure that spillage of automobiles does not adversely impact the neighborhood. Mr. Davidoff expressed his appreciation for the remedy to that situation, but also expressed concerns regarding the proposed addition that would immediately abut his property line. Presently, that property line is designated by a board-on-board fence.

As is the case with many Petitions involving houses of worship, this case presents difficult issues. It is difficult to question the operation of a house of worship and limit the freedom of this congregation to pursue their religion. On the other hand, the zoning regulations must deal with the appropriate restrictions upon the use of the land to prohibit adverse impacts on neighboring and surrounding properties.

On its face, the parking variance would seem to be excessive, in view of the numbers involved. However, I am persuaded that there are compelling circumstances in this case. The fact that members of the Congregation do not drive on the Sabbath and holidays is significant. Obviously, these occasions bring the largest number of individuals to the site. Although at odds with modern American society's reliance on the automobile, the Congregation does not generate

heavy volumes of vehicular traffic. Indeed, for so long as the Congregation chooses to pursue its present path and act as a good neighbor, it appears that the synagogue and surrounding residential neighborhood can peacefully co-exist insofar as vehicular traffic is concerned.

As to the proposed improvements, the second story additions to the existing one-story brick building and adjacent wing appear appropriate to provide a uniform, two-story structure. Although the square footage of the building will be increased, the enlargement is not inappropriate for the site and will not increase the footprint of the existing building. A different conclusion is reached, however, relative to the proposed two-story addition on the eastern end of the property. This addition will increase the square footage of the overall building, thus increasing parking requirements. More importantly, I believe that such construction would inappropriately overcrowd the land and adversely impact the Davidoff dwelling on the adjacent lot. Although adding a second story to the existing footprint is one thing and appears appropriate, increasing the overall size of the building with the proposed two-story addition on the eastern end of the property is ill-advised. Quite simply, this small site cannot reasonably accommodate that addition. Such construction would overburden the parcel itself, and be inappropriately close to the property line shared with the Davidoffs.

Under the circumstances, I will grant the zoning relief necessary to permit the construction of the proposed second story addition to the existing one-story building and attached wing. Thus, the variance to permit a front yard setback of 8 feet for the proposed second story addition will be granted.¹ The variance to permit the construction of a two-story addition on the east end of the existing building will be denied. In this regard, there shall be no additional construction closer to the Davidoff property line. It is to be noted that there presently exists a small concrete and frame storage building attached to the side of the existing one-story brick building. The site plan does not show the distance between the edge of that storage building and the side property line, although it appears to be approximately 12 to 15 feet. Relief shall be

¹ The existing building is set back 8 feet from Marnat Road and variance relief to approve that setback was granted in Case No. 93-226-SPHA.

granted to legitimize that structure and allow it to remain. However, no additional building on this side (east) of the existing building will be permitted.

Variance relief is also requested to approve the current number of parking spaces and to allow those spaces to remain 5 feet from the street line in lieu of the required 10 feet. In that the amount of parking required is determined by the seating capacity of the synagogue, it is unclear at this time how many seats will be provided in view of the denial of the variance to permit the two-story addition on the east end of the building. Therefore, the Petitioner shall submit a revised site plan to this Zoning Commissioner incorporating the modified relief granted herein and the adjusted number of parking spaces required so that a supplemental Order can be issued relative to the parking variance.

Finally, I will also require that the Petitioners submit a landscape plan for review and approval by the County's Landscape Architect, Mr. Avery Harden. The plan should be specifically designed to provide a reasonable buffer between the synagogue and the Davidoff property. An appropriate level of vegetative screening/fencing between these two properties is warranted, given the proximity of these inconsistent uses.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted in part and denied in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of March, 2001 that the Petition for Special Hearing to approve an amendment to the previously approved site plans in prior Cases Nos. 93-226-SPHA and 86-401-SPH to reflect the proposed improvements, as modified herein, and to approve that such improvements comply to the extent possible with Residential Transition Area (RTA) requirements, pursuant to Section 1B01.1.B.1.g(6) of the Baltimore County Zoning Regulations (B.C.Z.R.), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the B.C.Z.R. to permit a front setback of 8 feet in lieu of the required 40 feet for

the existing structure and proposed second story addition thereto, be and is hereby GRANTED, subject to the following restrictions:

- 1) Within thirty (30) days of the date of this Order, the Petitioners shall submit a revised site plan incorporating the modified relief granted herein. Said plan shall indicate the seating capacity and the number of parking spaces that will be required by the B.C.Z.R.
- 2) 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.
- 3) Prior to the issuance of any permits, the Petitioners shall submit a landscape plan for review and approval by the County's Landscape Architect. Said plan shall be specifically designed to provide a reasonable buffer between the synagogue and the Davidoff property.
- 4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the B.C.Z.R. to permit a side setback of 0 feet in lieu of the required 20 feet for a proposed two-story addition on the eastern end of the property be and is hereby DENIED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 3/2/01
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

March 8, 2001

Jonathan Greenstein, Esquire
Richard B. Talkin, P.A.
9175 Guilford Road, Suite 301
Columbia, Maryland 21046

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
E/S Seven Mill Lane, 20' S of the c/l Marnat Road
(7307 Seven Mile Lane)
3rd Election District - 2nd Council District
Congregation Darchei Tzedek, Inc. - Petitioners
Case No. 01-219-SPHA

Dear Mr. Greenstein:

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 Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black 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. Robert S. Rosenfelt, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
Mr. & Mrs. Steven Davidoff, 3319 Marnat Road, Baltimore, Md. 21208
Ms. Adele Kass, 3301 Marnat Road, Baltimore, Md. 21208
Mr. Paul D. Kadim, 7403 Seven Mile Lane, Baltimore, Md. 21208
People's Counsel; Case File

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Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at: 7307 Seven Mile Lane
which is presently zoned D.R.-5.5

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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

A Special Hearing in regard to Sec. 1B01.1.B.1.g.(6) to amend Case No. 93-226-SPHA and Case No. 86-401-SPH, and to show that proposed improvements comply to the extent possible with RTA requirements.

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

I, or we, agree to pay expenses of above Special Hearing, 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:

Jonathan Greenstein, Esq.

Name -- Type or Print

Signature

Richard B. Talkin, P.A.

Company

9175 Guilford Road, Suite 301 410-730-7733

Address Telephone No.

Columbia MD 21046

City State Zip Code

Legal Owner(s):

Congregation Darchei Tzedek, Inc.

Name -- Type or Print

Signature

By: Jonathan Greenstein, President

Name -- Type or Print

Signature

7307 Seven Mile Lane

410-653-1688

Address.

Telephone No.

Baltimore

MD 21208

City

State Zip Code

Representative to be Contacted:

Robert S Rosenfelt, P.E.

COLBERT MATZ ROSENFELT, INC

day 8 2000

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By BR Date 11/22/00

ORDER RECEIVED FOR FILING
Date 11/22/00
By Richard B. Talkin

Case No. 01-219-SPHA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7307 Seven Mile Lane
which is presently zoned D.R-5.5

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

1B01.2.6.1.a, BCZR, for a front setback of 8 feet in lieu of 40 feet required, and a side setback of 0 feet in lieu of 20 feet required, and from Sec. 409.6.A.4, BCZR, for 10 parking spaces in lieu of 82 required, for an existing non-residential principal building, and Sec. 409.8.A.4 for parking spaces 5 ft. from a street line in lieu of 10 ft. required.

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

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately on the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property 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:

Jonathan Greenstein, Esq.

Name -- Type or Print

Signature

Richard B. Talkin, P.A.

Company

9175 Guilford Rd., Suite 301 410-730-7733

Address Telephone No.

Columbia MD 21046

City State Zip Code

Legal Owner(s):

Congregation Darchei Tzedek, Inc.

Name -- Type or Print

Signature

By: Jonathan Greenstein, President

Name -- Type or Print

Signature

7307 Seven Mile Lane

410-653-1688

Address.

Telephone No.

Baltimore

MD 21208

City

State Zip Code

Representative to be Contacted:

Robert S Rosenfelt, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

410-653-3838

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

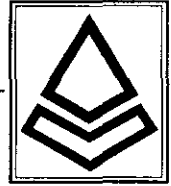
Reviewed By BH Date 11/22/00

ORDER RECEIVED FOR FILING
Date 3/27/01
By [Signature]

Case No. 01-219-SPHA

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

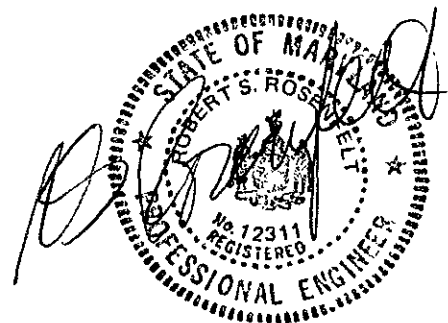


DARCHEI TZEDEK CONGREGATION ZONING DESCRIPTION

Beginning at a point on the east side of Seven Mile Lane, which is of varying width, at the distance of 20 feet south of the centerline of Marnat Road, which is 40 feet wide, thence running the four (4) following courses and distances:

1. Easterly 130.00 feet;
2. Southerly 129 feet, 5 $\frac{3}{4}$ inches;
3. Westerly 125.00 feet;
4. Northerly 77.00 feet;
5. Westerly 5.00 feet;
6. Northerly 52 feet, 5 $\frac{3}{4}$ inches, to the Point of Beginning.

As recorded in Deed 7229/385. Containing 0.39 acres of land, more or less. Also known as 7307 Seven Mile Lane and located in the Third Election District of Baltimore County, Maryland.



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

No. 8561

DATE 11/10/00 ACCOUNT 1001-6150

AMOUNT \$ 520.00

RECEIVED FROM: [Signature]

FOR: [Signature]

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE 11/10/00
AMOUNT 520.00
RECEIVED BY [Signature]
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 90156

DATE 12/22/00 ACCOUNT R001-6150

AMOUNT \$ 100.00

RECEIVED FROM: [Signature]

FOR: [Signature]

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE 12/22/2000
AMOUNT 100.00
RECEIVED BY [Signature]
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

CONGREGATION DARCHEI
TZEDEK, INC.
7307 SEVEN MILE LANE
BALTIMORE, MD 21208

3564

65-320/550
BRANCH 97760

DATE 12/21/00

PAY TO THE
ORDER OF

Baltimore County

\$ 100~~00~~

one-hundred dollars

xx
00

DOLLARS



First Union National Bank
firstunion.com
R/T 055003201

FOR

[Signature]

⑆055003201⑆2200253073310⑆ 3564

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: #01-219-SPHA

7307 Seven Mile Lane

SEC Seven Mile Lane and Marmat Road

3rd Election District - 2nd Councilmanic District

Legal Owner(s): Congregational Darchei Tzedek, Inc.

Special Hearing: to amend case number 93-226-SPHA and case number 86-401-SPH and to show that proposed improvements comply to the extent possible with RTA requirements. **Variance:** for a front setback of 8 feet in lieu of 40 feet required, a side setback of zero feet in lieu of 20 feet required, for 10 parking spaces in lieu of 82 required for an existing non-residential principal building and for parking spaces 5 feet from a street line in lieu of 10 feet required.

Hearing: Tuesday, January 16, 2001 at 2:00 p.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 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.

12/21/00 Dec. 28

C441567

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12/28, 2000

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/28, 2000.

S. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Jan 15 2001 17:08

P.02 *led* 2/27

RE: Case No. 01-219-SPHA

Petitioner/Developer: 1/2 R. TALKIN, ETAL
R. ROSENFELT, P.E.

Date of Hearing/Closing: 1/16/01

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 #7307 SEVEN MILE LA. @
MARMAT - 2 SIGNS

The sign(s) were posted on 12/29/00
(Month, Day, Year)

Sincerely,

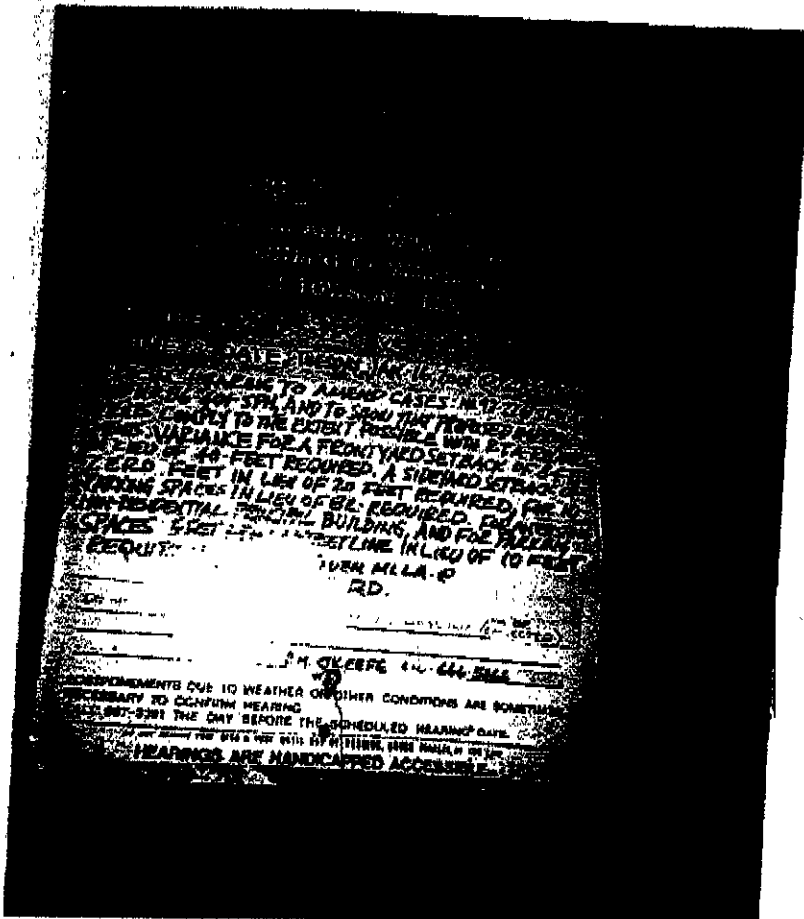
Patrick M. O'Keefe 1/5/01
(Signature of Sign Poster and Date)

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)



CERTIFICATE OF POSTING

REPOSTED

RE: Case No.: 01-219 SPHA

Petitioner/Developer: TALKIN, ETAL

Date of Hearing/Closing: 2/27/01

RESCHEDULED

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 #7307 - SEVEN MI. LA

Q MARMAT - (2 SIGNS)

The sign(s) were posted on

1/19/01
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster and Date) 1/20/01

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

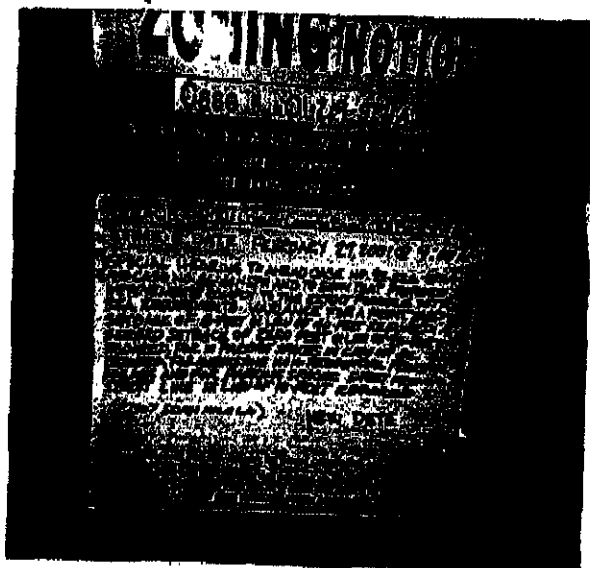
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



01-219-SPHA
RESCHEDULED - NEW DATE
#7307 SEVEN MI. LA. E MARMAT
REPOSTED - 2/27/01

Post-It® brand fax transmittal memo 7671		# of pages > 1
To: JUDY FLOAM	From: O'KEEFE	
Co. CMR	Co.	
Dept. 653-3838	Phone 512-4621	
Fax # 653-7953	Fax #	

Post-It® Fax Note 7671		Date 1/20/01	# of pages 1
To: BETTY / ROBIN	From: O'KEEFE		
Co./Dept. ZONING	Co.		
Phone # 387-3463	Phone # 512-4621		
Fax # 387-3463	Fax #		

CERTIFICATE OF POSTING

NEW DATE
01-219-SPHA

RE: Case No.:

Petitioner/Developer: R. TALKIN, ETAL
46 R. MATZ

Date of Hearing/Closing: 2/27/01

2 - SIGNS
REDONE

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 #7307 - SEVEN MILE LA.

@ MARMAT RD.

The sign(s) were posted on

1/25/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 1/30/01

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

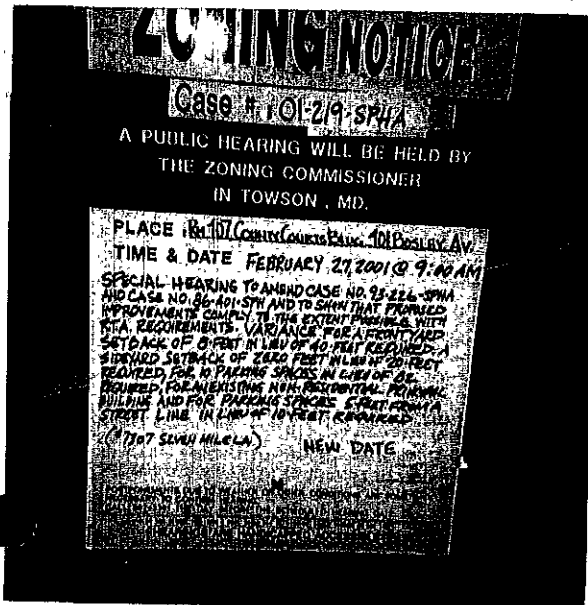
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



01-219-SPHA
RESCHED - NEW DATE
#7307 SEVEN MILE LA. @ MARMAT

**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/neighboring 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: 01-219-SPHA
Petitioner: Congregation Darchei Tzedek
Address or Location: 7307 Seven Mile Lane

PLEASE FORWARD ADVERTISING BILL TO:

Name: Congregation Darchei Tzedek *Attn - Jonathan Greenstein*
Address: 7307 Seven Mile Lane
Baltimore Md. 21208
Telephone Number: 410-653-1688

Revised 2/20/98 - SCJ

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
7307 Seven Mile Lane, SEC Seven Mile Ln
and Marmat Rd
3rd Election District, 2nd Councilmanic

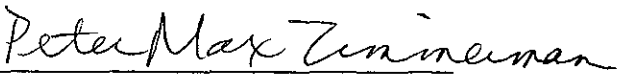
Legal Owner: Congregation Darchei Tzedek, Inc.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-219-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 or other proceedings in this matter and of the passage of any preliminary or final Order.
All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 7th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to Jonathan Greenstein, Esq., 9175 Guilford Road, Suite 301, Columbia, MD 21046, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 28, 2000 Issue – Jeffersonian

Please forward billing to:

Congregation Darchei Tzedek, Inc.
Jonathan Greenstein
7307 Seven Mile Lane
Baltimore, MD 21208

410 653-1688

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: 01-219-SPHA
7307 Seven Mile Lane
SEC Seven Mile Lane and Marmat Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Congregational Darchei Tzedek, Inc.

Special Hearing to amend case number 93-226-SPHA and case number 86-401-SPH and to show that proposed improvements comply to the extent possible with RTA requirements. Variance for a front setback of 8 feet in lieu of 40 feet required, a side setback of zero feet in lieu of 20 feet required, for 10 parking spaces in lieu of 82 required for an existing non-residential principal building and for parking spaces 5 feet from a street line in lieu of 10 feet required.

HEARING: Tuesday, January 16, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt G.D.Z.

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.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 1, 2000

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: 01-219-SPHA
7307 Seven Mile Lane
SEC Seven Mile Lane and Marmat Road
3rd Election District – 2nd Councilmanic District
Legal Owner: Congregational Darchei Tzedek, Inc.

Special Hearing to amend case number 93-226-SPHA and case number 86-401-SPH and to show that proposed improvements comply to the extent possible with RTA requirements. Variance for a front setback of 8 feet in lieu of 40 feet required, a side setback of zero feet in lieu of 20 feet required, for 10 parking spaces in lieu of 82 required for an existing non-residential principal building and for parking spaces 5 feet from a street line in lieu of 10 feet required.

HEARING: Tuesday, January 16, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

GDZ

Arnold Jablon
Director

C: Jonathan Greenstein, Esquire, Richard B. Talkin, P.A., 9175 Guilford Road,
Suite 301 Columbia 21046
Jonathan Greenstein, President, Congregation Darchei Tzedek, Inc.,
7307 Seven Mile Lane, Baltimore 21208
Robert S. Rosenfelt, P.E., Colbert, Matz, Rosenfelt, Inc., 2836 Smith Avenue
Suite G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 29, 2000.**
(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.





Baltimore County
Department of Permits and
Development Management

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

February 23, 2001

Jonathan Greenstein Esquire
Richard B Talkin PA
9175 Guilford Road, Suite 301
Columbia MD 21046

Dear Mr. Greenstein:

RE: Case Number: 01-219-SPHA, 7307 Seven Mile Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 22, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. BDC
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Jonathan Greenstein, President, Congregation Darchei Tzedek, Inc., 7307 Seven Mile Lane, Baltimore 21208
Robert S Rosenfelt PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue, Suite G, Baltimore 21209
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: December 12, 2000

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2000
Item Nos. 211, 212, 215, 216, 218, 219,
220, and 221

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *mc/RBS*

DATE: December 15, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of December 4, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
211	7514 Rossville Boulevard
216	1946 Catanna Avenue
217	1431 Fuselage Avenue
219	7307 Seven Mile Lane
220	24 Treadwell Court

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Les 1/16
PP 1/16
2/27/01
9:00 AM

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

DATE: December 6, 2000

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

SUBJECT: 7307 Seven Mile Lane

INFORMATION:

Item Number: 10-219

Petitioner: Darchei Tzedek

Zoning: DR 5.5

Requested Action: Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that the subject property is located in a residential community with limited off-street parking. There are reports from the community that due to current lack of parking, members of the congregation are parking along residential streets

The granting of additional variances may exacerbate existing impact on the community.

Prepared by: Mark A. Quinlan

Section Chief: Jeffrey W. Long

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 12.1.00

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

RE: Baltimore County
Item No. 219 BR

Dear Ms. Jackson:

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,

la Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 17, 2001

Ms. Judy Floam
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

RE: Revised Site Plan for Congregation Darchei Tzedek, Inc.
(7307 Seven Mile Lane)
Case No. 01-219-SPHA

Dear Ms. Floam:

Please be advised that I have reviewed the revised site plan submitted for the above-captioned property, pursuant to the Order issued by me on March 12, 2001. I have also asked John Lewis of the Department of Permits and Development Management (DPDM) to review same for technical consistency. Pursuant to my Order, the major alteration to the plan was to be the elimination of the proposed addition. Obviously, the new plan has deleted that addition and is therefore in compliance in that regard. Mr. Lewis, however, has raised several technical issues which need be addressed.

The first relates to the front yard setback between the building and the right-of-way for Marnat Road. The Order granted variance relief for an 8-foot setback in lieu of the required 40 feet, consistent with the relief granted in prior cases for this property. Although the original site plan showed a distance of 8 feet, the revised site plan shows that the distance is now 7 feet, plus or minus. Although the difference is minimal, the plan should conform to the relief granted. Secondly, the parking spaces to the rear of the building have been altered in terms of their configuration. On the previous plan they were shown to be perpendicular to the property line with a depth of 18 feet. They are now angled with a depth of 24 feet. The Zoning Commissioner has the authority to variance the configuration of these parking spaces, pursuant to Section 409.4.B.1 of the B.C.Z.R. Lastly, the plan should reflect the dimension of the vehicle travelways leading to the parking area from the curb cuts and the RTA buffers and landscape buffers being provided should be labeled. These buffers were variances, pursuant to the Order.

Please call me at your earliest convenience and advise me accordingly regarding these revisions. Thank you for your prompt attention in this matter.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs
cc: Case File

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





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 13, 2001

Ms. Judy Floam
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

RE: Revised Site Plan for Congregation Darchei Tzedek, Inc.
(7307 Seven Mile Lane)
Case No. 01-219-SPHA

Dear Ms. Floam:

As a follow-up to my letter to you dated May 17, 2001 concerning the above-captioned matter, I have reviewed the revised site plan submitted pursuant to my Order of March 12, 2001. I am also in receipt of a copy of the amended Petition for Variance, which was filed on or about December 22, 2000, but not incorporated into the case file at the time of the hearing. Indeed, that amended Petition reduced the requested setback from 8 feet to 7 feet. In that this amendment was requested prior to the public hearing in the matter, I will amend my Order of March 12, 2001 to reflect that a 7-foot setback has been provided.

There were also several technical issues raised in my prior letter relative to the amended plan that have since been resolved. Specifically, I understand that the parking arrangement for this site will remain in its current configuration. The plan submitted at the time the original Petition was filed anticipated a different parking and driveway configuration, due to the proposed additions. In that my Order denied the proposed addition to the side of the building, the parking will remain in its present configuration. Thus, the spaces provided will be larger and angled. Moreover, the existing parking/traffic flow will be retained to allow access to the site from Seven Mile Lane and egress therefrom onto Marnat Road. Lastly, I understand that the RTA and landscape buffers were previously variances, pursuant to the Order issued in prior Case No. 93-226-SPHA. There has been no change to the relief granted in that matter.

I have inserted a copy of this letter for incorporation into the case file to reflect these minor adjustments/amendments to my Order. Meanwhile, should you have any further questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs
cc: Case File

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





Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 12, 2001

Jonathan Greenstein, Esquire
Richard B. Talkin, PA
9175 Guilford Road, Suite 301
Columbia MD 21046

Dear Mr. Greenstein:

RE: Case Number 01-219-SPH, 7307 Seven Mile Lane

The above matter, previously scheduled for Tuesday, January 16, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, has been postponed at your request. The hearing has been **rescheduled for Tuesday, February 27, 2001 at 9:00 a.m. in room 407, County Courts Building, 401 Bosley Avenue.**

Please be advised that, as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lie with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with notice of the original hearing date, as quickly as possible a notice of the new hearing date should be affixed to the sign(s) and must be posted on the property by Monday, February 12, 2001.

If you need further information or have any questions, please do not hesitate to contact George Zahner at 410-887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Arnold Jablon", written over a horizontal line.

Arnold Jablon
Director

AJ: gdz

C: Congregation Darchei Tzedek, Inc., Jonathan Greenstein, President, 7307 Seven Mile Lane, Baltimore 21208
Robert S. Rosenfelt, PE, Colbert, Matz, Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore 21209



NEIGHBORING PROPERTY OWNERS' CONSENT
TO PETITION FOR VARIANCE
AND TO PETITION FOR SPECIAL HEARING

Property located at 7307 Seven Mile Lane

Owner: Congregation Darchei Tzedek, Inc.

Petition for Variance from requirements of Baltimore County Zoning Regulations:

Section 409.6.A.4, to allow 10 parking spaces in lieu of the required 82.

Section 1B01.2.c.1.a, to allow a front setback of 7 feet in lieu of 40 feet required, and a side setback of 0 feet in lieu of 20 feet required.

Petition for Special Hearing to approve amendment to case numbers 93-226-SPHA and 86-401-SPH and showing that proposed improvements to the property comply with Residential Transition Area (RTA) requirements to the extent possible.

The undersigned, owners of 3319 Marnat Road, are neighbors of the above-referenced property and I(we) hereby join in to indicate my(our) consent to the above-referenced Petition for Variance and Petition for Special Hearing and the variances and approval of amendment and compliance with RTA regulations requested therein.

Date: _____

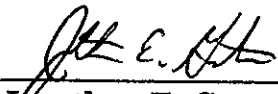
Steven L. Davidoff

Date: _____

Gloria G. Davidoff

Congregation Darchei Tzedek, Inc. agrees that, as part of the proposed expansion of the Synagogue building, it will build an extension of the existing fence (of a type and design which is comparable to and will complement the existing fence) along the entire common boundary line between its property and 3319 Marnat Road.

Date: 2/22/01



Jonathan E. Greenstein, President

**RICHARD B. TALKIN, P.A.
ATTORNEYS AT LAW
SUITE 301, QUARRY PARK PLACE
9175 GUILFORD ROAD
COLUMBIA, MARYLAND 21046-1859**

**(410) 730-7783 (COLUMBIA/BALTIMORE)
(801) 953-3033 (WASHINGTON)
(410) 792-4694 (FAX)**

DATE: January 11, 2001

COMPANY NAME: Baltimore County Department of Permits & Development Management

ATTENTION: Arnold Jablon

FAX NO. CALLED: 410-887-5708

FROM: Jonathan E. Greenstein

RE: Congregation Darchei Tzedek, Inc.
Case No. 01-219-SPHA

1/11/01
c8
* Page - rep to
Jury - to
decide - w/i
5 business
days - call
LS + me
what he
wants to do

NO. OF PAGES (INCLUDING COVER SHEET): 2

ORIGINAL WILL X WILL NOT FOLLOW BY MAIL OR COURIER SERVICE

COMMENTS: Request for postponement and rescheduling of hearing scheduled for Tuesday, January 16, 2001, at 2:00.

CONFIDENTIALITY NOTICE

This facsimile transmission (and the documents accompanying it) may contain confidential information belonging to the sender which is protected by the attorney/client privilege. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone to arrange for return of the documents.

SHOULD YOU HAVE ANY PROBLEMS RECEIVING THIS DOCUMENT, PLEASE CALL THE SENDER SHOWN ABOVE.

RICHARD B. TALKIN, P.A.
ATTORNEYS AT LAW
SUITE 301
QUARRY PARK PLACE
9175 GUILFORD ROAD
COLUMBIA, MARYLAND 21046

(410) 730-7733 (COLUMBIA)
(410) 792-8111 (BALTIMORE)
(301) 953-3033 (WASHINGTON)
(410) 792-4694 (FAX)

January 11, 2001

Mr. Arnold Jablon, Director
Baltimore County Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

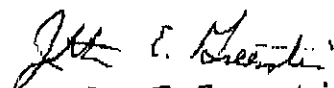
Re: Congregation Darchei Tzedek, Inc.
Case Number 01-219-SPHA
7307 Seven Mile Lane
Special Hearing and Request for Variances
Hearing Date: January 16, 2001, 2:00 p.m.

Dear Mr. Jablon:

Please postpone the hearing for the above-referenced case, scheduled for next Tuesday, January 16, 2001, at 2:00 p.m. We are still exploring some options for mitigating the parking issue, which we will want to present at the hearing. Accordingly, we would appreciate your postponing this hearing until the week of February 26, 2001.

Your assistance and consideration are most appreciated.

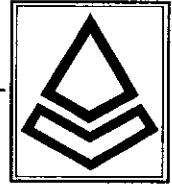
Sincerely,


Jonathan E. Greenstein

cc: Lawrence Schmidt, Hearing Officer
Robert S. Rosenfelt, P.E.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



May 31, 2001

MAY 31

Commissioner Lawrence L. Schmidt
401 Bosley Avenue
Towson, Md. 21204

Re: Congregation Darchei Tzedek, 7307 Seven Mile Lane
Case No. 01-219-SPHA
CMR Job No. 99060

Dear Commissioner Schmidt,

Enclosed please find two (2) copies of the revised zoning plan for the above-referenced case. The plan has been revised in response to your letter of 5/17/01..

The existing building setback along Marnat Road is shown as 7 feet, not 8 feet, as shown on the revised plan submitted for the original hearing but apparently not incorporated in the original order. Per my discussion with you of May 23, 2001, this variance for a 7-foot setback will be incorporated in the Amended Order.

According to my discussion with John Lewis, there was a misunderstanding about the proposed parking. It is not stacked parking and it meets all dimensional requirements. Therefore, no additional variance is required. The plan now shows all dimensions of the parking and vehicle travelways. The parking on this plan is configured differently than on the plan submitted for the hearing. On that plan, the building extension would have eliminated the Marnat Road access, requiring two-way traffic in and out to Seven Mile Lane. This would have meant reconfiguring the parking to be perpendicular rather than retaining the existing one-way angled parking, as shown on this plan.

The plan also now shows all proposed buffers. There is a buffer along the full length of a property boundary only along the south side of the property. The buffer along the east side (the Davidoff property) is zero for part of its length, increasing to 10 feet, but there is an existing 8-foot wooden stockade fence along this portion of the boundary, as indicated on the plan.

We look forward to your final approval of the plan and the requested parking variance.

Yours truly,

Judith M. Floam
COLBERT MATZ ROSENFELT, INC.



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

July 15, 2003

Robert S. Rosenfelt, P.E.
Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore, MD 21209

Dear Mr. Rosenfelt:

RE: Spirit and Intent, Case # 01-219-SPHA, Darchei Tzedek Congregation, 7307 Seven Mile Lane, Baltimore, MD 21208, 3rd Election District

Your recent letter to the director was forwarded to me for reply. Based on the information provided therein, my review of the available zoning records and after consultation with Larry Schmidt, Zoning Commissioner, the following has been determined:

1. The proposed red-lined modification to the site plan in Case # 01-219-SPHA is approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR), subject to the five items contained in the protestants letter dated June 25, 2003 (copy attached) and subject to the restrictions as contained in the Zoning Commissioner's order.
2. A copy of this response, the protestants' letter and the red-lined plan will be recorded and made a permanent part of the zoning case file.
3. You must include in the details of all plans (including building permit plans) a verbatim copy of this response and the protestants' letter.
4. 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,

Jeffrey N. Perlow
Planner II
Zoning Review

JNP

Enclosure

c:\Zoning Hearing File\01-219-SPHA-
File-Spirit & Intent Letters

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





7307 Seven Mile Lane
Baltimore, MD 21208

June 25, 2003

We the undersigned, as neighbors of Congregation Darchei Tzedek, concur with its building plans as described below.

1. Raze the existing building and construct a new two-story building, within the existing footprint, except as noted in item 3 below. The total proposed seating for the new construction would not change so no change is required to the previously approved parking variance.
2. Construct a two-story stair tower to serve the proposed new two-story building on the east side, still keeping within the footprint of the existing storage building which was shown on the hearing plan.
3. "Fill in" the area at the southwest corner of the existing building when constructing the new building. This is within the area of the relief from RTA requirements previously granted in case No. 01-219-SPHA.
4. At least 80 percent of each of the three sides of the new building facing Marnat, Seven Mile Lane, and the Davidoff residence will be brick or brick facade.
5. The Congregation will raze the existing fence that currently runs along a part of the property line between the Congregation and the Davidoff residence, and replace it with a similar fence that will run along the full length of the property line.

Mr. and Mrs. Howard Kass
3301 Marnat
Baltimore, Maryland 21208

Mr. Paul Kadin
7403 Seven Mile Lane
Baltimore, Maryland 21208

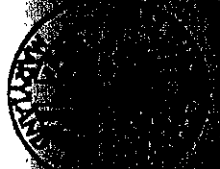
Mr. and Mrs. Steven Davidoff
3319 Marnat
Baltimore, Maryland 21208

Howard Kass
Adelle A. Kass

Paul Kadin

Steven Davidoff
Heidi Davidoff

ADDITIONAL COMMENTS:



By: _____

only change
change in variation
7 feet not 8 feet

COLBERT MATZ ROSENFELT, INC.

2835 Smith Avenue Su
BALTIMORE, MARYLAND 21209

LETTER OF TRANSMITTAL

(410) 653-3838
FAX (410) 653-7953

DATE 12/22/00	JOB NO. 99060
ATTENTION Bruno	
RE: Congregation Darchei Tzedek Case No. 01-219-SPHA	

TO Balt. County Zoning Office
111 W. Chesapeake Ave

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
12			Revised Plan
3			Revised petition
			Fee (\$100.00)

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Please substitute

MAY 24

COPY TO fileSIGNED: Judy Gloor

If enclosures are not as noted, kindly notify us at once.

COLBERT MATZ ROSENFIELD INC.2835 Smith Avenue Sui
BALTIMORE, MARYLAND 21209**LETTER OF TRANSMITTAL****(410) 653-3838**
FAX (410) 653-7953

DATE <u>4/5/01</u>	JOB NO. <u>99060</u>
ATTENTION	
RE:	
<u>Congregation Parchei Yedek</u>	
<u>Case No. 01-219-SHA</u>	

TO Commission Laurence Schmidt
401 Barclay Avenue - Rm. 405
Towson, Md. 21204WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Revised site plan per Order

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- ☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
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☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

Revised building has 256 seats - requires
64 parking spaces (Notes 3 & 5).

APR - 5

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file

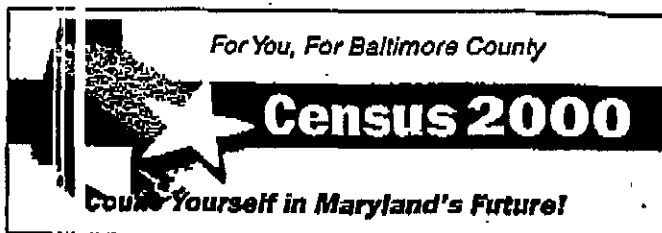
SIGNED

Judy Sloan

If enclosures are not as noted, kindly notify us at once.

01-217-A
JM?

FAX COVER SHEET



Date:

5/10/01

Number of Pages including cover sheet:

8

To: John Lewis

Phone: _____

Fax # 2824

C: _____

From: Larry Schmidt

Phone: _____

Fax # _____

MARKS:



Urgent



For your review



Reply ASAP



Please comment

Pls. review revised site plan to insure
technical compliance w/ Order. Thanks

MSG TO L.S. SEC. 5/10/01 (Robyn)

2835 Smith Avenue Suite 4
BALTIMORE, MARYLAND 21209

(410) 653-3838
FAX (410) 653-7953

TO Office of the zoning Commissioner
401 Bosley Avenue
Lawson Hall 21204
Rm 405

DATE	5/31/01	JOB NO.	99060
ATTENTION	Mr. Lawrence Schmidt		
RE:	Cmg. Dacher Tzedek		
	Case No. 01-219-SPHA		

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

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REMARKS _____

MAY 31

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SIGNED: Judy Hoare

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Marc Meister

LOUIS NEWMARK

REUVEN CHAPMAN

ADDRESS

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3400 SEVEN MILE LANE 21208

2723 WOODCOURT RD. 21209



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NAME

ADDRESS

Jonathan E. Greenstein (President)
Robert Rosenthal
Rabbi Yakov Horowitz
Tom Zien

9175 Gv. Ford Road, Suite 301 Columbia MD 21046
Coland Matz Rosenthal
2835 G Smith Ave 21209
3208 Northbrook Rd.
BALTO, MD 21208
~~3209~~ 3209 Nerak rd
Balto MD 21208



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NAME

ADDRESS

STEVEN DAVIDOFF + GLORIA

3319 MARNA RD BALTO 21204

Adele Kass

3301 Marna Rd. Balto. 21208

PAUL D. KASIN

7403 Seven Mile Ln 21208



119 No2

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358-1111
MotorsTO ADVERTISE Call Crystal TO UPDATE ANY INFO
410 358-6068 Clear Graphics 410 358-6068TOV-
1172A
0-358-5238

Baltimore Minyanim by Minute

H = Legal Holiday, S = Shkia, P = Plag, DST = Daylight Savings Time [Summer], EST = Winter

Weekday Shacharis
MORNING SERVICES

Sunday

Neitz Ohel Yaakov
6:20 Agudath I.
6:30 Shearith I.
7:00 Arugas H.
7:00 Agudath I.
7:00 Ohr H.
7:15 Adas
7:15 Shomrei E.
7:15 Suburban O.
7:15 Synagogue C.
7:15H Shearith I.
7:30 Agudath I.
7:30 Agudath I.G.
7:30 B. Lubavitch
7:30 Beth Jacob
7:30 Darchei T.
7:30 Khal A.Y.TT
7:30 Machzikei T.
7:30 Ohel Y.
7:30 B'nai J.S.Z.
8:00 Agudath I.
8:00 Arugas H.
8:00 Beth A.
8:00 Beth I.A.I.
8:00 Khal Y.Y.H.
8:00 Shearith I.
8:00 Shomrei E.
8:00 The Shul ALC
8:00 Tiferes Y.
8:15 Kehilath BT
8:30 Agudath I.
8:30 Agudath I.G.
8:30 Beth Tfiloh
8:30 Ner Tamid G.
9:00 Agudath I.
9:00 Beth J.
9:00 B'nai J.S.Z.
9:00 Suburban O.

Mon./Thurs.

Neitz Ohel Yaakov
6:10 Agudath I.
6:15 Shearith I.
6:20 Arugas H.
6:20 Adas
6:20 Shomrei E.
6:25 Agudath I.G.
6:30 B. Lubavitch
6:30 Darchei T.
6:30 Khal A.Y.TT
6:30 Tiferes Y.
6:35 Beth I.A.I.
6:35 Synagogue C.
6:40 B'nai J.S.Z.
6:45 Beth A.
6:45 Ner Tamid G.
6:50 Agudath I.
6:50 Beth J.
6:50 Ohr H.
6:50 Shomrei E.
6:50 Suburban O.
6:50 The Shul ALC
7:00 Ohel Y.
7:15 Beth Tfiloh
7:15 Darchei T.
7:15 Machzikei T.
7:15 Shearith I.
7:20 Agudath I.
7:20 Arugas H.
7:30 Shomrei E.
7:45 Beth J.
7:45 Bnai J.S.Z.
8:00 Agudath I.
8:00 Shomrei E.
8:15 Shomrei E(sum)
8:30 Agudath I.
8:45 Suburban O.
9:00 Agudath I.

Tues., Wed., Fri.

Neitz Ohel Yaakov
6:20 Agudath I.
6:20 Arugas H.
6:30 Adas
6:30 Agudath I.G.
6:30 B. Lubavitch
6:30 Darchei T.
6:30 Khal A.Y.TT
6:30 Shearith I.
6:30 Shomrei E.
6:30 Tiferes Y.
6:40 Synagogue C.
6:45 Beth I.A.I.
6:50 B'nai J.S.Z.
6:55 Beth A.
7:00 Agudath I.
7:00 Beth J.
7:00 Ner Tamid
7:00 Ohel Y.
7:00 Ohr H.
7:00 Shomrei E.
7:00 The Shul ALC
7:15 Beth Tfiloh
7:15 Darchei T.
7:15 Machzikei T.
7:20 Arugas H.
7:30 Agudath I.
7:30 Shearith I.
7:30 Shomrei E.
7:45 B'nai J.S.Z.
7:50 Beth J.
8:00 Agudath I.
8:00 Shomrei E.
8:15 Shomrei E(sum)
8:30 Agudath I.
9:00 Agudath I.

Mincha
EVENING
Sun-Thur

1:00 EST Agudath I.
1:50/6:00 DST Agudath
2:00 EST Agudath I.
3:00 Sundays Agudath I.
5:30 DST Agudath I.
P-18 Ohel Y.
P-10 DST Beth T.
S-30 Ner Tamid
S-20 B. Lub.
S-20 Beth J.
S-20 B'nai J.SZ
S-20(Sun).....Kehilath BT
S-18(EST).....The Shul ALC
S-18 Tiferes Y.
S-15 Adas
S-15 Agudath I.
S-15 Agud. I.G.
S-15 Beth I.A.I.
S-15 Darchei T.
S-15 Khal A.Y.
S-15 Ohr H.
S-15 Shearith I.
S-15 Shomrei
S-15 Syn.Center
S-10 Arugas H.
S-10 Beth T.
S-10 Machzikei
S-10 Suburban
SEST Beth J.
5:00 Winter . Machzikei
6:00 thru 10/10Agudath I.
7:00 DST Beth J.
7:00 DST Shomrei
7:00 DST Suburban
7:15 DST B.I.A.I.
7:30 DST Ner Tamid
7:45M-A Agudath I.

Shabbos Mincha

1:45 Arugas H.
2:00 Agudath I.
2:00 Darchei T.
2:00 Shomrei
5:00 DST Arugas H.
5:50 (Sum) Shomrei
5:30 DST Darchei T.
6:00 DST Agudath I.
6:00 DST Khal A.Y.
6:00 DST Machzikei
6:00 DST Nachal C.
6:00 DST Ohr H.
6:15 DST Arugas H.
S-120 Ohr H.
S-90 Shearith I.
S-78 Ohel Y.
S-75 Ner Tamid
S-50 Agud. I.G.

S-45 Nachal C
S-45 Syn. Cent
S-45 Tiferes Y.
S-40 Adas
S-40 Agud. I.G.
S-35 Agudath I.
S-35 Beth I.A.I.
S-30 B. Lub.
S-30 Shearith I.
S-30 Shomrei
S-30 Suburban
S-25 Darchei T.
S-25 Khal A.Y.
S-20 Beth J.
S-20 Beth Tfiloh
S-20 B'nai J.SZ
S-20 Machzikei
S-18 Beth A.
S-18 The Shul
S-10 Arugas H.

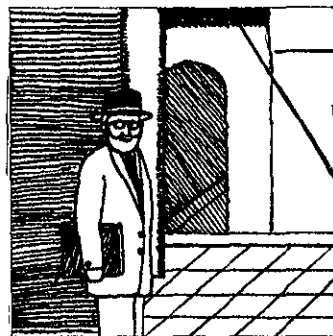
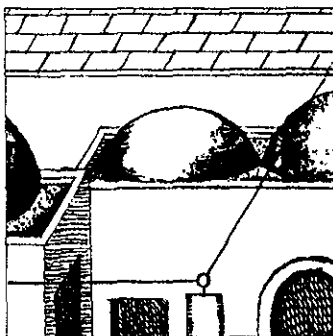
Maariv Sun-Thur

S Agudath I
S Succ-Pes Agudath IG
S Arugas H
S B. Lub
S B'nai J.S.Z.
S Adas
S Ner T
S+18 Beth IAI
Aft Min Beth J
Aft Min Sun Darchei T.
Aft Min Khal A.YTT
Aft Min Machzikei
Aft Min Ohr H
Aft Min Shearith I
Aft Min Shomrei
Aft Min Suburban
Aft Plag Ohel Y
6:00EST-2/10 Agudath I
7:15 10/10-EST Agudath I

7:15 summ Beth IAI
7:15EST Agudath I
7:45 9/4-EST Agudath I
8:30 Agudath I
9:00 Agudath I
9:00wint Arugas H
9:00wint Bais Lub
9:00 Syn Cent
9:30 Agudath I
9:30 Agudath IG
9:30summ Arugas H
9:30Oct-EST Shearith I
10:00 Agudath I
10:00 B'nai J.S.Z
10:00Mon-Th Darchei T
10:00Mon,Tu Shearith I
10:15Wed,Th Shearith I
10:00 Shomrei E
10:30 Agudath I
11:00 Agudath I

* = New or
Revised Feature

'00-'01 Eruv List תע"ס



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CONGREGATION DARCHEI TZEDEK

Membership List for December 2000
 Rabbi Yaakov & Chavie Horowitz 3208 Northbrook Rd., 21208, 484-2391, Rav's office 486-0445

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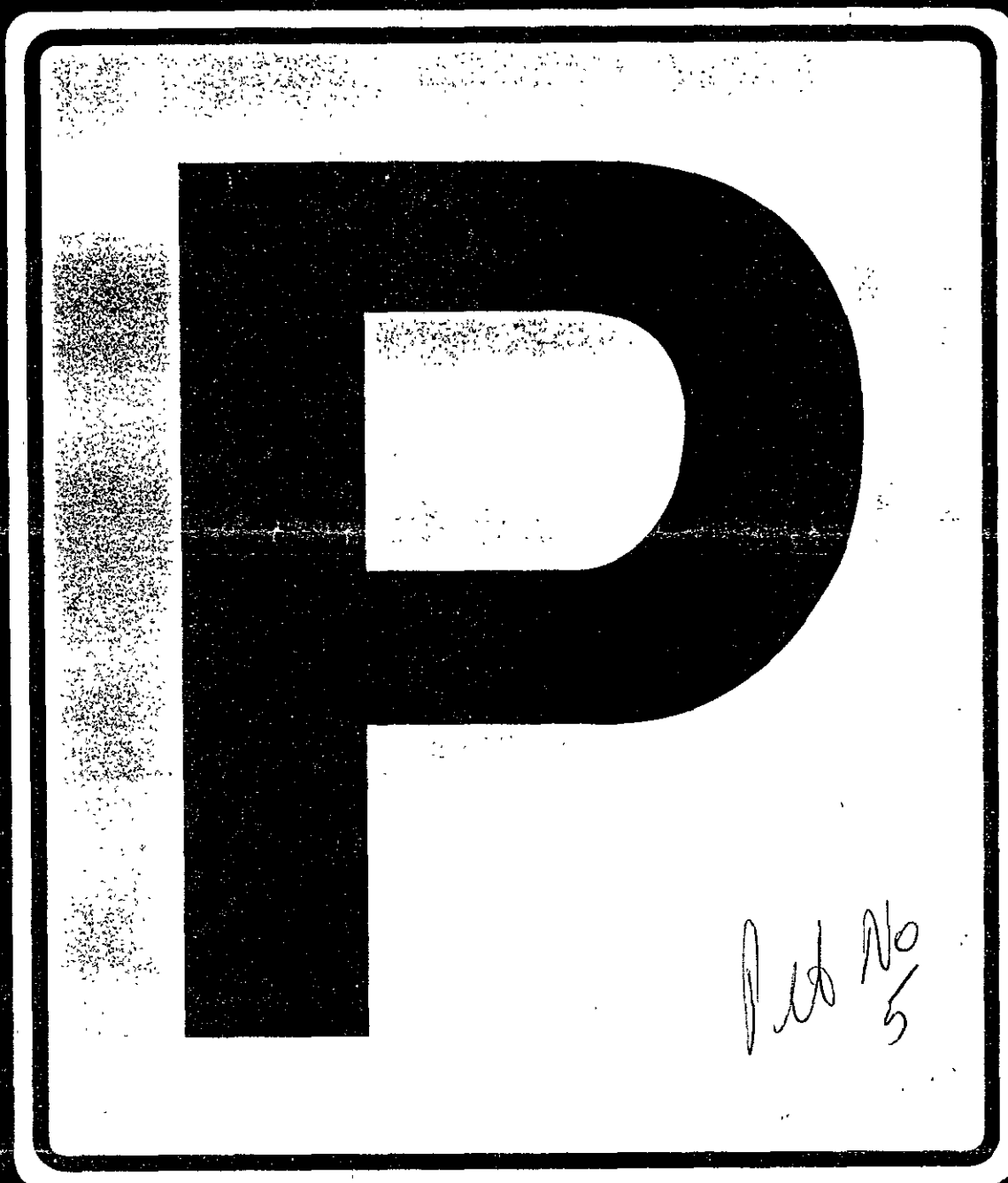
358-9046	Ambush	Mr/Mrs.	Shea &	Shuly	3205 Nerak Road	08
415-6551	Americus	Mr/Mrs.	Mordechai &	Marla	6529 Gardenwick Road	09
358-7336	Atlas	Mrs.		Miriam	3506 Shelburne Road	08
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764-7105	Berry	Mr/Mrs.	Bill &	Sue	3406 Shelburne Road	08
358-8520	Berry	Mr/Mrs.	Joseph &	Galia	3402 Shelburne Road	08
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764-6821	Blass	Dr/Mrs.	Tom &	Anne	3416 Olympia Avenue	15
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358-5056	Cohen	Mr/Mrs.	Stanley &	Amira	3013 Temple Gate	09
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653-0666	Cohn	Mr/Mrs.	Jeffrey &	Karen	3214 Northbrook Road	08
653-0140	Devorah	Mr/Mrs.	Stephen &	Janice	7616 Carla Road	08
358-3220	Drazin	Rb/Mrs.	Joseph &	Shirley	3103 Shelburne Road	08
358-3065	Edelman	Dr/Mrs.	Robert &	Marjorie	6712 Westbrook Road	15
486-5532	Feldman	Mr/Mrs.	Nechemia &	Meryl	3208 Hatton Road	08
358-4580	Fishkind	Mr/Mrs.	Yehuda &	Shoshanah	3215 Shelburne Road	08
764-7969	Flamm	Mr/Mrs.	Ely &	Penina	3213 Bonnie Road	08
484-7406	Friedman	Mr/Mrs.	Eluzor &	Hadassa	3205 Hatton Road	08
484-0344	Friedman	Mr/Mrs.	Shimon &	Faige	3302 Marnat Road	08
358-6563	Gavant	Dr/Mrs.	Moshe &	Ann Ellen	3206 Fallstaff Road	15
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484-3949	Goldberg	Mr.	Bennett		3107 Hatton Road	08
602-3263	Goldstein	Mr/Mrs.	Chaim &	Rivka	3203 Hatton Road	08
358-5719	Goldstein	Mr/Mrs.	Moishe &	Doris	3308 Olympia Avenue	15
653-6801	Goldstein	Mr/Mrs.	Moshe &	Marcia	3207 Marnat Road	08
358-1597	Grant	Mr/Mrs.	Avi &	Marsha	3300 Nerak Road	08
358-5857	Greene	Dr/Mrs.	Fred &	Gemma	3303 Seven Mile Lane	08
764-3220	Greenstein	Rb/Mrs.	Ephraim &	Esti	3916 Fallstaff Road	15
358-7017	Gross	Mr/Mrs.	Ira &	Tmima	3203 Nerak Road	08
358-0125	Hack	Mr/Mrs.	Louis &	Joy	3307 Bonnie Road	08
653-5252	Haken	Mr/Mrs.	Saeed &	Sima	3103 Northbrook Road	08
358-0059	Hexter	Rb/Mrs.	Naftoli &	Helen	3208 Shelburne Road	08
764-7358	Heyman	Mr/Mrs.	Dovid &	Ahuva	4014 Fallstaff Road	15
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602-1618	Horowitz	Dr/Mrs.	Eric &	Bonnie	7505 Slade Avenue	08
764-6036	Jaffee	Mr/Mrs.	Nisan &	Marietta	3107 Labyrinth Road	08
764-8019	Kadin	Mrs.	Judy		3211 Nerak Road	08
484-7726	Kaplowitz	Dr/Mrs.	Gary &	Caela	3109 Northbrook Road	08
764-7643	Katz	Ms.	Arlene		7020 Park Hts Avenue Apt E6	15
358-2893	Katz	Mr/Mrs.	Aryeh Leib &	Peninah	3605 Clarinith Road	15
764-3983	Katz	Mr/Mrs.	David &	Chani	3109 Shelburne Road	08
358-3527	Katz	Mr/Mrs.	Jeff &	Essie	3304 Nerak Road	08
358-3513	Kessler	Rb/Mrs.	Chaim &	Debbie	3304 Shelburne Road	08
358-1075	Korb	Mr.	Charles		3611 Labyrinth Road, Apt 2F	15
764-7199	Krakowski	Dr/Mrs.	Elie &	Silvia	3504 Seven Mile Lane	08
358-7942	Krumbein	Dr/Mrs.	Simeon &	Elaine	3106 Labyrinth Road	08
764-0274	Lager	Mr/Mrs.	Micha &	Suri	7030 Wallis Avenue	15
580-0388	Levin	Mr/Mrs.	Naftali &	Shuli	3216 Marnat Road	08
318-6426	Lewis	Mr/Mrs.	Matt &	Chavi	3111 Bancroft Rd. Apt D	15
358-7506	Liebes	Mr/Mrs.	Faivel &	Chaya	3229 Shelburne Road	08
358-9249	Liebman	Dr.	Mayer	Shoshana	6303 Red Cedar Place	09
318-6640	Lobel	Rb/Mrs.	Ari &	Lavia	7037 Wallis Avenue	15
486-7374	Margareten	Mrs.	Klara		2905 Marnat Road	08
764-1485	Markowitz	Mr/Mrs.	Beniy &	Chavi	2700 Jeremy Ct. Apt F	09
358-4482	Markowitz	Mr/Mrs.	Hillel &	Regina	3313 Olympia Avenue	15
358-7329	Marks	Mr/Mrs.	Arthur &	Aviva	3507 Shelburne Road	08
358-1987	Marks	Mr/Mrs.	Raymond &	Peggy	6804 Westbrook Road	15
415-0945	Martin	Mr/Mrs.	Lance &	Toby	7938 Winterset Avenue	08
415-7102	Meisler	Mr/Mrs.	Jan &	Naomi	6618 Sanzo Rd Apt F	09
653-5925	Meisler	Mr/Mrs.	Marc &	Sara	3314 Greenvale Road	08
358-3024	Mitnick	Mr/Mrs.	David &	Racheli	2800 Damascus Court Apt B	09
358-0332	Mogilensky	Mrs.	Emmy		7121 Park Heights Avenue Apt 305	15
764-7847	Moskowitz	Rb/Mrs.	Doniel &	Tami	7006 Wallis Avenue	15
653-5544	Neuman	Mr/Mrs.	Richard &	Debbie	3105 Marnat Road	08

12/1/03

358-4514	Neuman	Mr/Mrs.	Shmuel &	Rachel	3407 Shelburne Road	08
358-5220	Newmark	Rb/Mrs.	Louis &	Marla	3400 Seven Mile Lane	08
764-9755	Novice	Mr/Mrs.	David &	Jordana	6711 Westbrook Road	15
358-6061	Openden	Rb/Mrs.	Yussi &	Yona	3302 Olympia Avenue	15
764-0144	Oseroff	Mrs.		Nurit	3411 Shelburne Road	08
358-4725	Osofsky	Mr/Mrs.	Aziel &	Sora	7013 Boxford Road	15
486-2271	Oxman	Mr/Mrs.	Mayer &	Clara	3312 Lee Court	08
653-2561	Pollock	Rb/Mrs.	Yitzchok &	Janet	3224 Marnat Road	08
602-5290	Posner	Rb	Raphael		3528 Barton Oaks Road	08
358-0439	Rabinowitz	Mr/Mrs.	Adam &	Elisheva	3216 Nerak Road	08
580-1898	Rackowski	Mr/Mrs.	Eli &	Joelle	7604 Lorry Lane	08
602-8680	Raskas	Mr/Mrs.	Meir &	Oshra	3221 Northbrook Road	08
358-3005	Rifkind	Dr/Mrs.	Joseph &	Suri	3309 Bonnie Road	08
358-5182	Ringo	Mr/Mrs.	Jonathan &	Devora	7410 Park Heights Avenue	08
358-1623	Rodbell	Mr/Mrs.	Yosef &	Leah	3306 Clarks Lane Apt C	15
764-1343	Rose	Mr/Mrs.	Aharon &	Deborah	6318 Benhurst Road	09
764-0403	Rosen	Mr/Mrs.	Mendel &	Beily	3028-B Fallstaff Road	09
358-5118	Rosenberg	Mr/Mrs.	Shmuel &	Malika	3113 Bonnie Road	08
580-9190	Rothenburg	Mr/Mrs.	Aaron &	Tikva	3218 Marnat Road	08
486-6703	Sanders	Mr/Mrs.	Mordechai &	Shoshana	2725 Woodcourt Road	09
764-6252	Saunders	Mr/Mrs.	Yisroel &	Leah	7036 Wallis Avenue	15
764-9406	Scherer	Mr/Mrs.	Shai &	Tova	3318 Clarks Lane Apt F	15
358-3581	Schwartz	Mr/Mrs.	Daniel &	Sarena	6303 Fairlane Drive	09
358-4670	Schwartz	Mr/Mrs.	George &	Chava	3413 Olympia Avenue	15
358-2602	Schwartz	Mr/Mrs.	Jerry &	Leah	3304 Olympia Avenue	15
653-7871	Seidel	Mr/Mrs.	George &	Sara	7608 Lorry Lane	08
358-1819	Shapiro	Mr/Mrs.	Yisroel &	Laya	3307 Olympia Avenue	15
358-9224	Shear	Mr/Mrs.	Tzvi &	Shaindy	3307 Nerak Road	08
318-6588	Sheen	Mr/Mrs.	Eitan &	Lisa	3220 Nerak Road	08
484-4485	Shimanovich	Mr/Mrs.	Gedaliah &	Ann	2718 Willow Glen Drive	09
358-7532	Shnier	Mr/Mrs.	Dovid &	Evelyn	3401 Olympia Avenue	15
358-4558	Simha	Rb/Mrs.	Yaakov &	Chava	3206 Labyrinth Road	08
358-9104	Singer	Rb/Mrs.	Yosef &	Rochel	3401 Seven Mile Lane	08
580-0650	Siragher	Mr/Mrs.	Joel &	Lauren	3302 Shelburne Road	08
358-0274	Sochaczewski	Rb/Mrs.	Moshe &	Ruth	3401 Shelburne Road	08
358-8027/2661	Sonnenberg	Mr/Mrs.	Pinchas &	Shoshana	3405 Shelburne Road	08
486-3999	Staiman	Mr/Mrs.	Jeremy &	Chana	3217 Northbrook Road	08
358-9166	Storch	Mrs.	Hannah		3215 Fallstaff Road	15
484-4302	Stratton	Mrs.	Nechama Raizel		3717 Seven Mile Lane	08
764-5620	Strauss	Mr/Mrs.	Yitzchak &	Sarah Esther	3303 Claran Road	15
764-7204	Szajowitz	Mr/Mrs.	Yaakov &	Chani	3311 Bonnie Road	08
358-0713/7718	Topper	Mr/Mrs.	Richard &	Laura	3311 Claran Road	15
358-2786	Tropper	Mr/Mrs.	Moshe &	Davida	3114 Shelburne Road	08
358-0458	Waldman	Rb/Mrs.	Rafael &	Malika	7024 Wallis Avenue	15
764-0778	Ward	Mr/Mrs.	Lester &	Lily	7110 Boxford Road	15
358-4839	Weinhouse	Dr	Linda		3211 Labyrinth Road	08
358-2757	Weintraub	Mr/Mrs.	Morris &	Rose	3207 Szold Drive	08
358-2263	Zien	Mr/Mrs.	Tom &	Susie	3209 Nerak Road	08

Associate Members

764-2317	Abrams	Dr/Mrs.	Ross &	Roxanne	6704 Cross Country Bl	15
764-1507	Birnbaum	Dr/Mrs.	Bernhard &	Varda	3111 Bonnie Road	08
764-2573	Chiswell	Rabbi	Lionel		3005 Romaric Ct Apt G	09
448-4086	Cummins	Mr/Mrs.	Arnold &	Linda	5100 Wetheredsville Road	07
486-8744	Davis	Mr/Mrs.	Yosef &	Hinda	3516 Overbrook Road	08
764-5958	Dresin	Mr/Mrs.	David &	Dina	3218 Nerak Road	08
358-5136	Friedman	Mr/Mrs.	Mitchell &	Marilyn	7313 Park Heights Avenue	08
358-3672	Friedman	Dr/Mrs.	H. Ronald &	Ruth	3315 Olympia Avenue	15
764-6570	Grayson	Mr/Mrs.	Aharon &	Toby	3306 Shelburne Road	08
653-9810	Kozlovsky	Dr/Mrs.	Bernard &	Sonia	6501 Gardenwick Road	09
358-5201	Lefkowitz	Mr/Mrs.	Yosef &	Elisheva	6414-C Elroy Dr	09
358-6127	Moszkowski	Mrs.	Lena		3301 Shelburne Road	08
358-8024	Nelkin	Rb/Mrs.	Joseph &	Bertha	3919 Labyrinth Road	15
358-9846	Pollack	Mr/Mrs.	Hayim &	Toby	3309 Olympia Avenue	15
358-1034	Pollack	Mr/Mrs.	Herbert &	Ellen	7237 Park Heights Avenue Apt. B	08
404-636-6767	Rodbell	Mr/Mrs.	Paul &	Cheryl	1492 LaChona Ct. N.E. Atlanta, GA	30329
653-9953	Rothstein	Dr/Dr.	Neil &	Lynn	2904 Chokeberry Ct	09
486-2956	Singerman	Mr/Mrs.	Murray &	Shifra	3109 Marnat Road	08
764-6131	Young	Dr/Mrs.	Mark &	Malika	3409 Shelburne Road	08
484-6038	Zylbermanc	Mr/Mrs.	Shimon &	Tzirel	3101 Labyrinth Road	08



Edited by David Bergman

Off-Street Parking Requirements



American Planning Association

Planning Advisory Service
Report Number 432

One parking space per washing module, plus two parking spaces. The washing module shall not be construed as a required parking space.
(Glendale, Calif.)

Four spaces per bay/stall, plus one space per employee for a self-service establishment, or one space per employee, plus sufficient area for 10 stacking spaces per bay/stall for an automated establishment
(Fairfax Co., Va.)

Reservoir parking equal to five times the capacity of the car wash (St. Louis Co., Mo.)

Car Wash, Self-Serve

Lineup area for each wash stall of sufficient size to accommodate four cars (St. Louis Co., Mo.)

Four stacking spaces for each washing stall, plus two drying spaces for each washing stall
(St. Clair Shores, Mich.)

Five spaces for each washing stall in addition to the stall itself (Alpena, Mich.)

Two spaces, plus one space per wash bay clear of the public right-of way (Long Beach, Calif.)

Ten parking spaces or one space per each 700 sq.ft. of floor area, whichever is greater (Glendale, Calif.)

Ten spaces per wash unit for automatic wash; five spaces per wash bay for manual wash. (Note: Off-street vehicle stacking spaces may be used to satisfy the requirement if the plan is acceptable to the administrator.) (Hilton Head Island, S.C.)

Cemetery (See also Pet Cemetery)

One space per full-time employee (Lake Co., Ill.)

Church or Synagogue

One space for each eight seats. In neighborhood places of worship where 25 percent or more of the parishioners walk to such place of religious worship, the parking space requirement may be reduced proportionately. (Savannah, Ga.)

One space per each six seats in the main assembly room, or one space per each 12 feet of bench length. On-street parking within 500 feet of the building, except in residential areas, may be used toward fulfilling this requirement. (Albany, Ore.)

One space for each five seats (Durham, N.C.)

One space per four seats in sanctuary (Norman, Okla.)

One space per four seats in the principal place of worship, provided that the number of spaces thus required may be reduced by not more than 50 percent if the place of worship is located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner(s) without charge during the time of services to make up the additional spaces required
(Fairfax Co., Va.)

One space for each three seats in the main assembly room (Hilton Head Island, S.C.)

One space per 2.5 seats of maximum capacity
(Lake Co., Ill.)

Comment. Because religious observances often occur at times when other land uses are not in operation, it is acceptable to reduce the required amount of parking by means of provisions like the one in the Fairfax code. Also, please note that observant Jews walk to their religious services and that the requirements may be reduced for them in the manner of the Savannah ordinance.

Club or Lodge (See also Fraternity or Sorority)

One space for each four persons of the rated capacity
(St. Charles Parish, La.)

One for every three persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes
(St. Paul, Minn.)

One space for each three residents, or per four fixed seats in the largest assembly room or area, or for each 40 sq.ft. of floor area available for the accommodation of movable seats in the largest assembly room, or one space per 150 sq.ft. of gross floor area, whichever is needed by the facility (Charlotte-Mecklenburg Co., N.C.)

3.3 spaces per 1,000 sq.ft. gross floor area
(Hillsborough Co., Fla.)

One space per 50 sq.ft. of assembly area
(Norman, Okla.)

College or University

3.3 spaces for every 1,000 sq.ft. gross floor area
(St. Louis Co., Mo.)

One space for each 200 sq.ft. of gross floor area in classrooms and other teaching stations, plus spaces for gymnasium or auditorium, whichever rates the larger capacity (Arlington, Mass.)

Five spaces for each classroom and administrative office (Durham, N.C.)

One space for each five classroom seats, plus one space for each three seats in an auditorium
(Montgomery Co., Ohio)

Ten spaces per classroom (El Paso Co., Colo.)

The entire campus in accordance with the following conditions:

- One space shall be provided for each campus vehicle permit issued;
- Additional visitor parking shall be provided equal to 25 percent of the above spaces;
- Parking spaces shall be located in reasonable proximity to the destination points; and
- Parking areas for vehicles related to any new construction shall be provided.

(South Burlington, Vt.)

One space per each four students (Lake Forest, Ill.)

One space for every three employees and members of the staff and one for every three full-time students not residing on campus (St. Paul, Minn.)

One space for each two students, plus one space for each classroom, laboratory, or instruction area
(Plano, Tex.)

Comment. The standards from St. Paul and South Burlington are worth special consideration because of the

NEIGHBORING PROPERTY OWNER'S CONSENT
TO PETITION FOR VARIANCE
AND TO PETITION FOR SPECIAL HEARING

Pet No 6

Property located at 7307 Seven Mile Lane

Owner: Congregation Darchei Tzedek, Inc.

Petition for Variance from requirements of Baltimore County Zoning Regulations:

Section 409.6.A.4, to allow 10 parking spaces in lieu of the required 82.

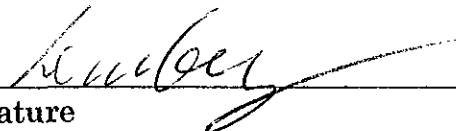
Section 1B01.2.c.1.a, to allow a front setback of 7 feet in lieu of 40 feet required, and a side setback of 0 feet in lieu of 20 feet required.

Petition for Special Hearing to approve amendment to case numbers 93-226-SPHA and 86-401-SPH and showing that proposed improvements to the property comply with Residential Transition Area (RTA) requirements to the extent possible.

The undersigned, owner(s) of 3320 MARNAT ROAD

are neighbors of the above-referenced property and I(we) hereby join in to indicate my(our) consent to the above-referenced Petition for Variance and Petition for Special Hearing and the variances and approval of amendment and compliance with RTA regulations requested therein.

Date: 2/22/01


Signature

PINKHAS LEMBERG
(Print Name)

Date: _____

Signature

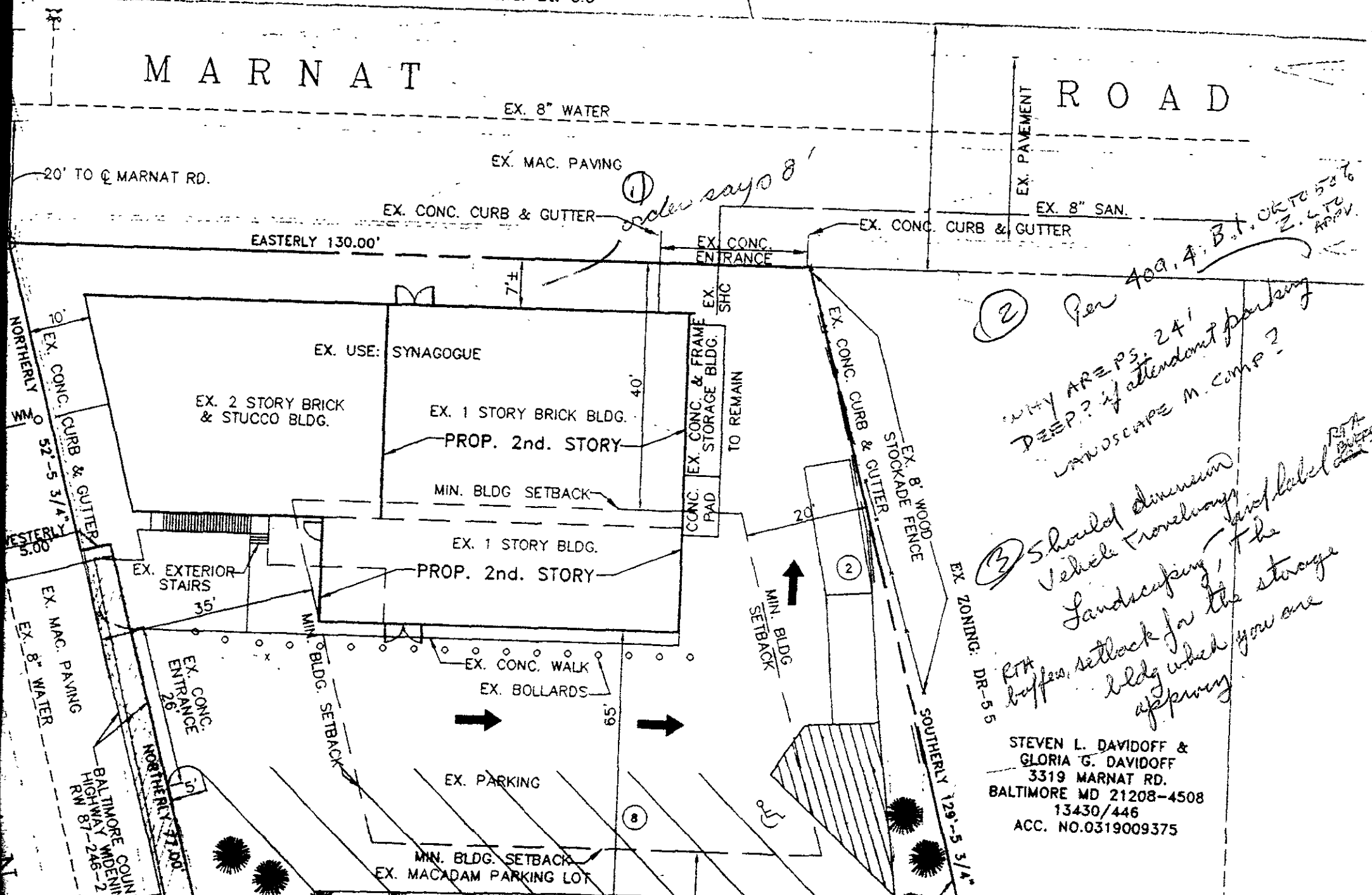
(Print Name)

REV. PLAN COPY COMMENTS

EX ZONING: DR-5.5

MARNAT

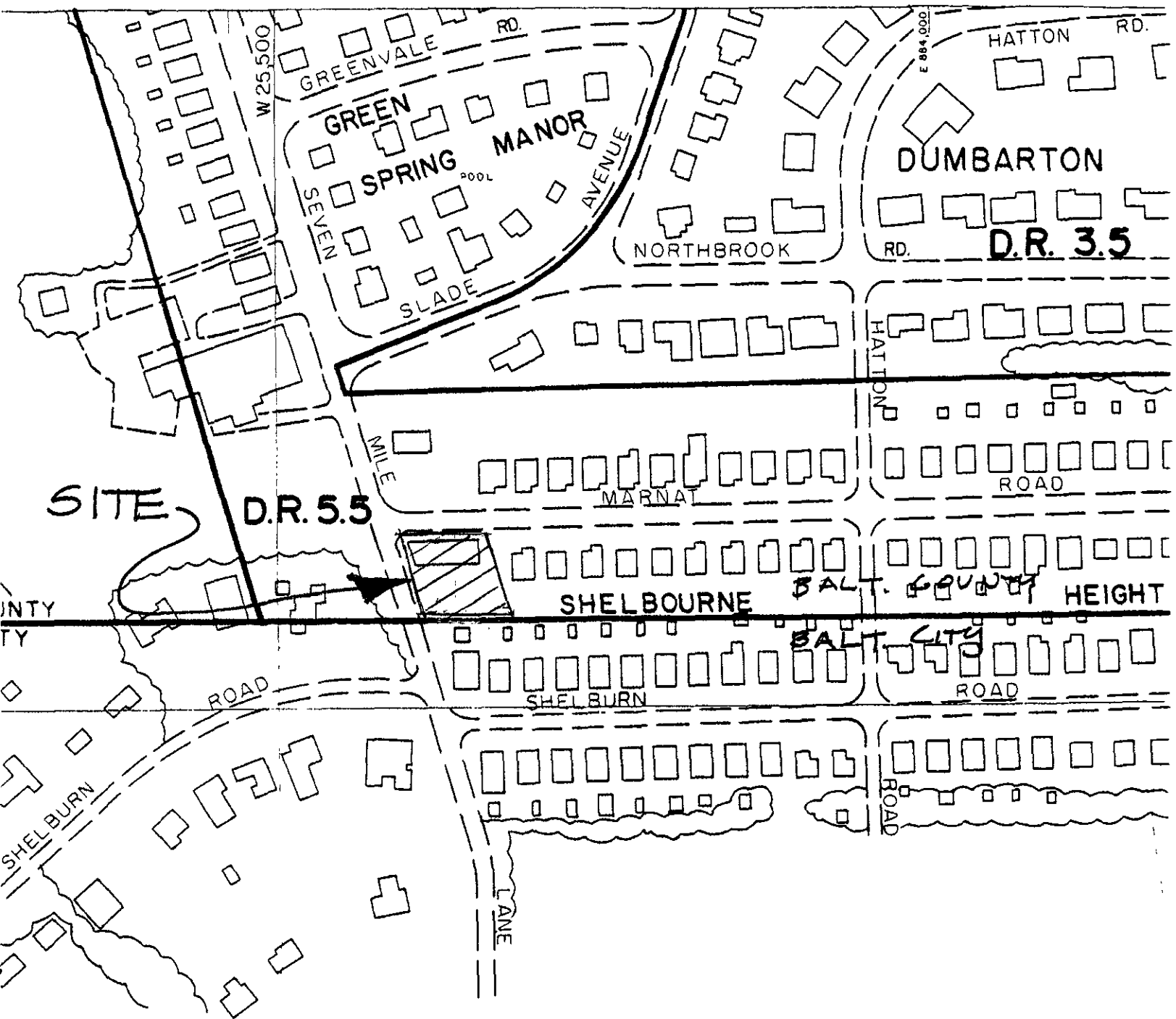
ROAD



(2) Per 409.4 B.T. OK TO 55% Z. L. TO APPL. WHY ARE PS. 241 DEEP? if attendant parking LANDSCAPE M. COMP?

(3) Should dimension Vehicle Travelways Landscaping, The RTA buffer setback for the storage bldg which you are approving

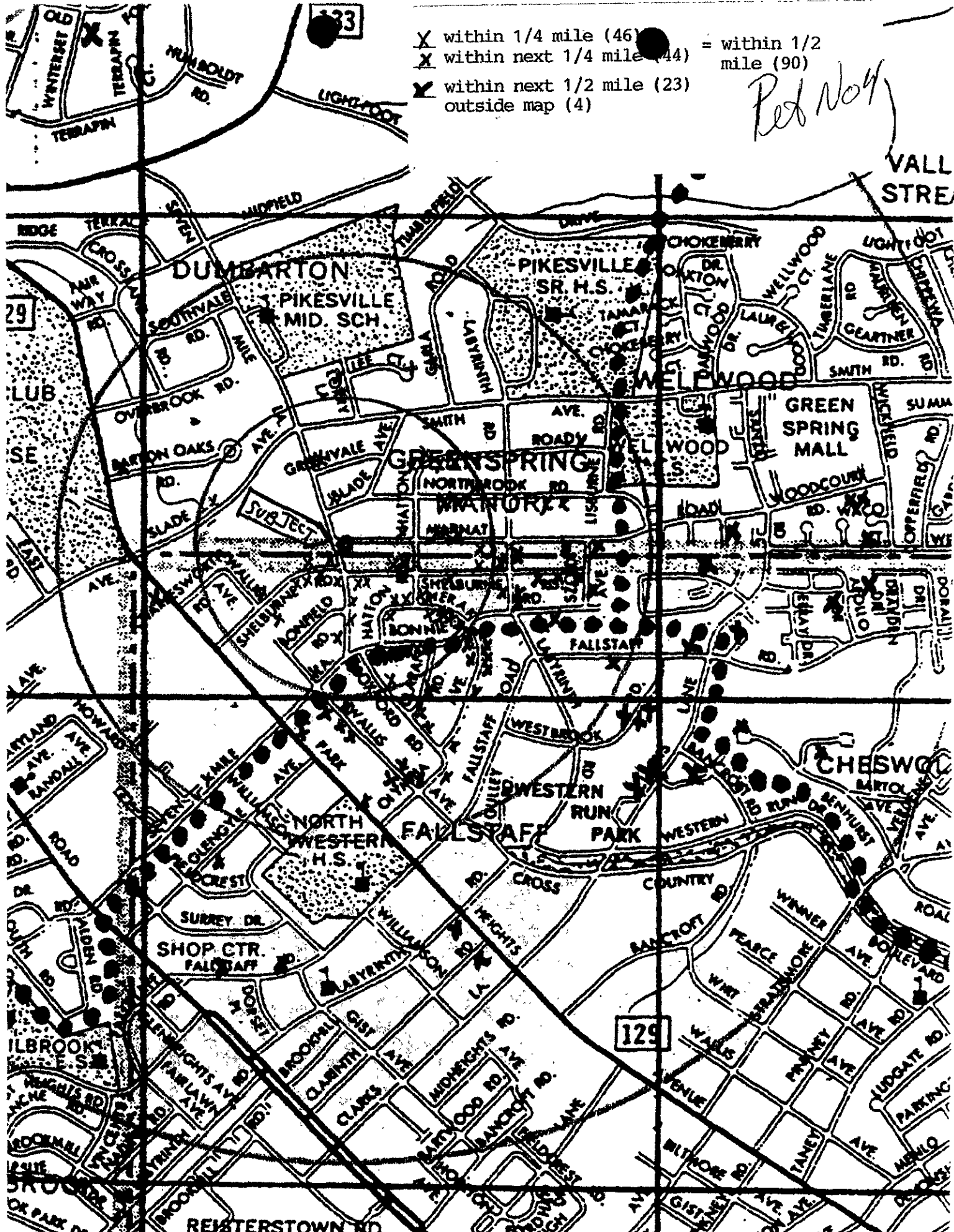
STEVEN L. DAVIDOFF &
GLORIA G. DAVIDOFF
3319 MARNAT RD.
BALTIMORE MD 21208-4508
13430/446
ACC. NO.0319009375



E
N.W. 7-12
1" = 200'

#219

le (90)
Red No 4





LOOKING UP WARMAT RD TO SEVEN MILE LAKE



VIEW OF OUR HOUSE
3314 WARMAT RD

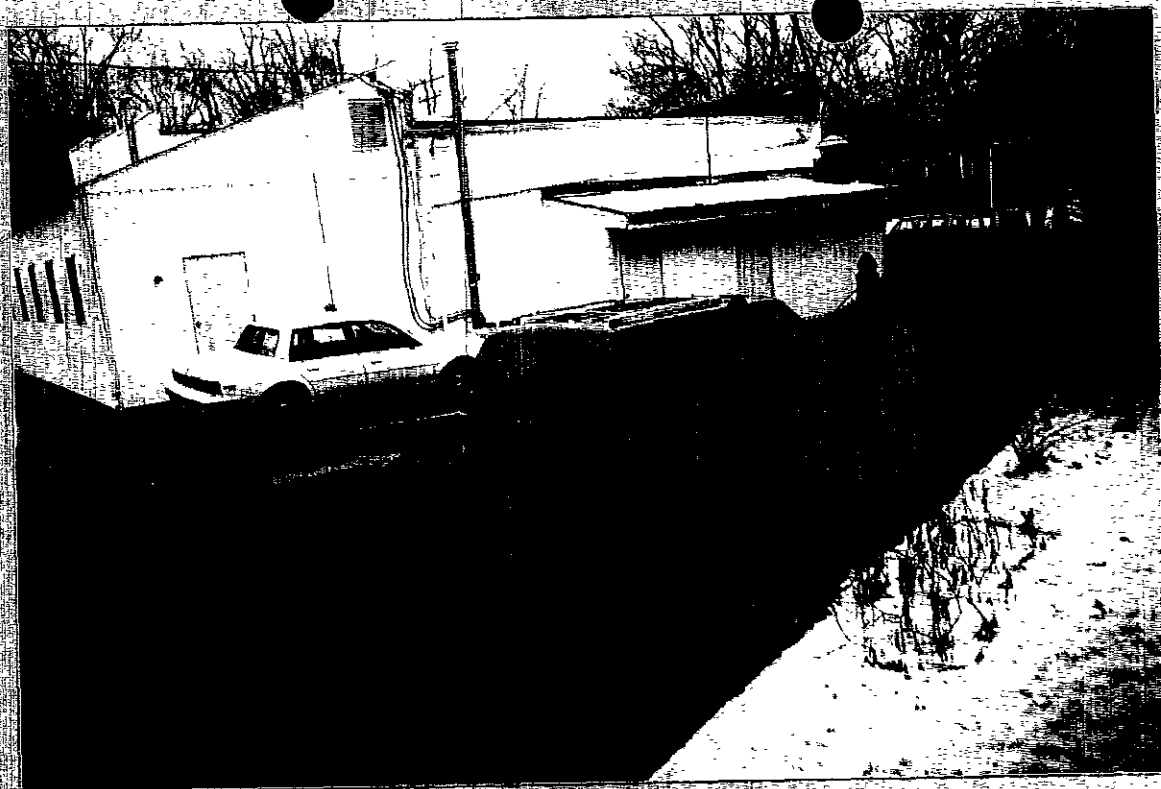
Wickert
No 1



LOOKING UP MOUNTAIN TO TMAW LAMP



LOOKING FROM OUR DECK TO SHUL



VIEW FROM OUR DRIVE



VIEW FROM OUR DRIVE TO PARKING LOT



SHUL PARKING LOT LOOKING TO
OUR HOUSE



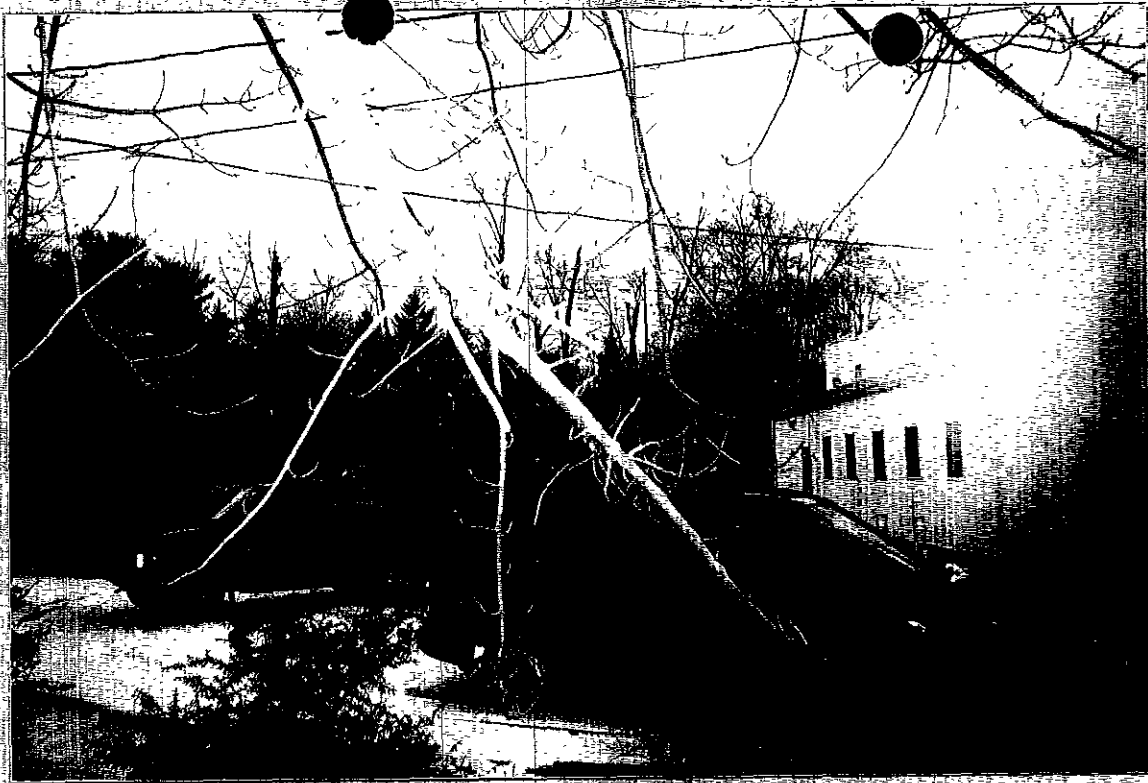
NEW SIGNS ON MARGWAY RD



THESE PROPERTIES  OUR PROPERTY 
FROM OUR BACK YARD



EXIT VIEW OF PARKING LOT



PARKING LOT VIEW



VIEW FROM BACK YARD

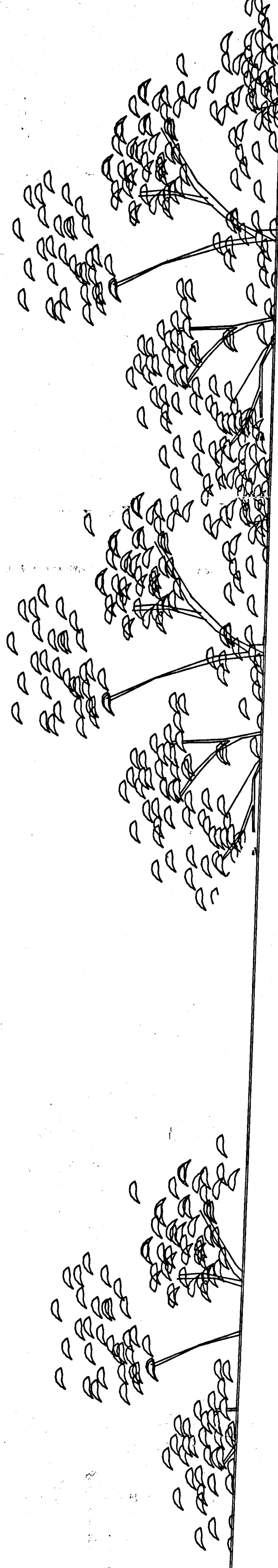


REAR ELEVATION

SCALE: 1/4\"/>

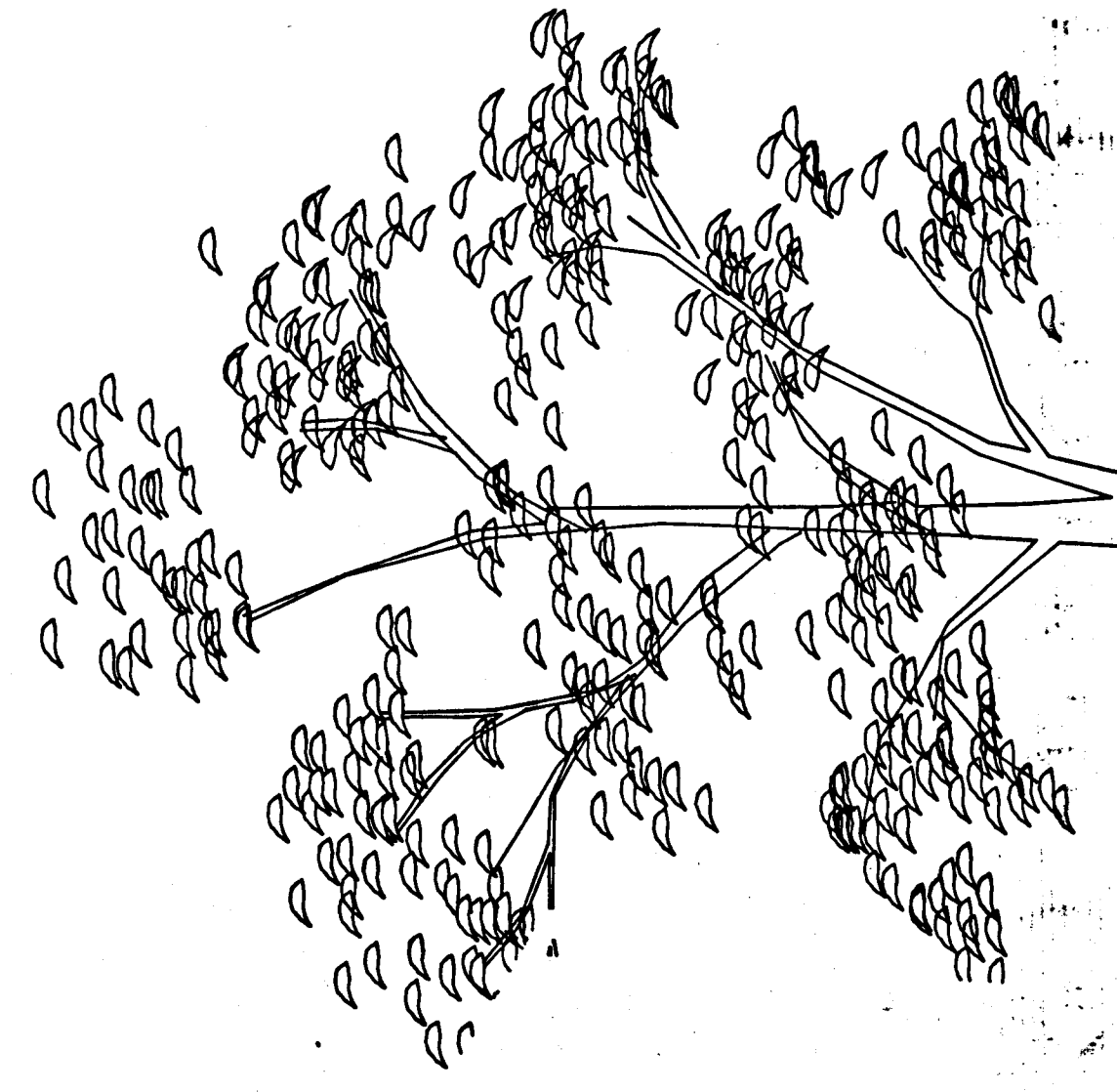
REAR ELEVATION

SCALE: 1/4\"/>



SIDE ELEVATION

SCALE: 1/4\"/>



No.	Date	Revisions

Project:

RENOVATIONS TO
DARCHEI TZEDEK SYNOGOGUE
1507 SEVEN MILE LANE
BALTIMORE, MARYLAND 21208



Sheet Title: ELEVATIONS AND SECTION

HARRISON AND GRAIN ARCHITECTS
18 CHURCH LANE
BALTIMORE, MARYLAND 21201
(410)464-4400

Drawn By	AGC
Date	8/1/00
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Number	A3

