

KEVIN KAMENETZ County Executive

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

June 12, 2018

Patrick C. Richardson, Jr., PE Richardson Engineering, LLC 30 E. Padonia Road, Suite 500 Timonium, Maryland 21093

RE: Spirit and Intent Request, Zoning Case # 2004-0215-SPHA, Proposed Modifications to Synagogue Addition and Parking Area, Bais Medrash of Ranchleigh, 6618 Deancroft Road, Tax Account # 0308068130, 3rd Election District

Dear Mr. Richardson:

Your recent letter to Arnold Jablon, Director of Permits, Approvals and Inspections, was forwarded to me for reply. Based upon the information and site plan provided therein and my review of the above referenced zoning case, the following has been determined:

- 1. Provided the proposed modifications to the synagogue addition and parking area stay in line with or decrease the approved setbacks shown on the hearing site plan exhibits, and provided the addition and parking area equate to or decrease the approved dimensions and footprints shown on said hearing site plan exhibits, then the proposed modifications of the hearing site plan exhibits are approved as being in the spirit and intent of the Baltimore County Zoning Regulations (BCZR) and the order in Zoning Case # 2004-0215-SPHA.
- 2. A copy of your request letter and the modified site plan, as well as a copy of this response, will be recorded and made a permanent part of the zoning case files.
- 3. You must place a verbatim copy of your request letter, as well as a copy of this response letter, in the details of all building permit application plans.
- 4. This approval is for zoning purposes only. You will also be required to comply with all other County and State regulations relative to this property.

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

We 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 us at 410-887-3391.

Sincerely.

Geffrey N. Perlow, Planner II

Zoning Review

Richardson Engineering, LLC

5/31/

#18-204

30 E. Padonia Road, Suite 500 Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

May 28, 2018

Mr. Arnold Jablon
Director of Permits, Approval and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

Subject:

Bais Medrash of Ranchleigh

6618 Deancroft Road, Previous Zoning Case 2004-215-SPHA

Dear Mr. Jablon:

On behalf of our client, Bais Medrash of Ranchleigh, we are respectfully requesting a review of the proposed changes to the site that would modify the conditions imposed by the zoning order in the above referenced case. The addition that they had proposed at that time was much larger than the one that is being constructed under building permit # B942056.

The order specifically grants a parking variance of 0 spaces in lieu of the required parking since the synagogue is orthodox jewish and members of the congregation are prohibited from driving on the sabath. The driveway proposed on the attached plan, which was reduced from the original submission, has not been needed to date and they do not want to make any change to the existing drive.

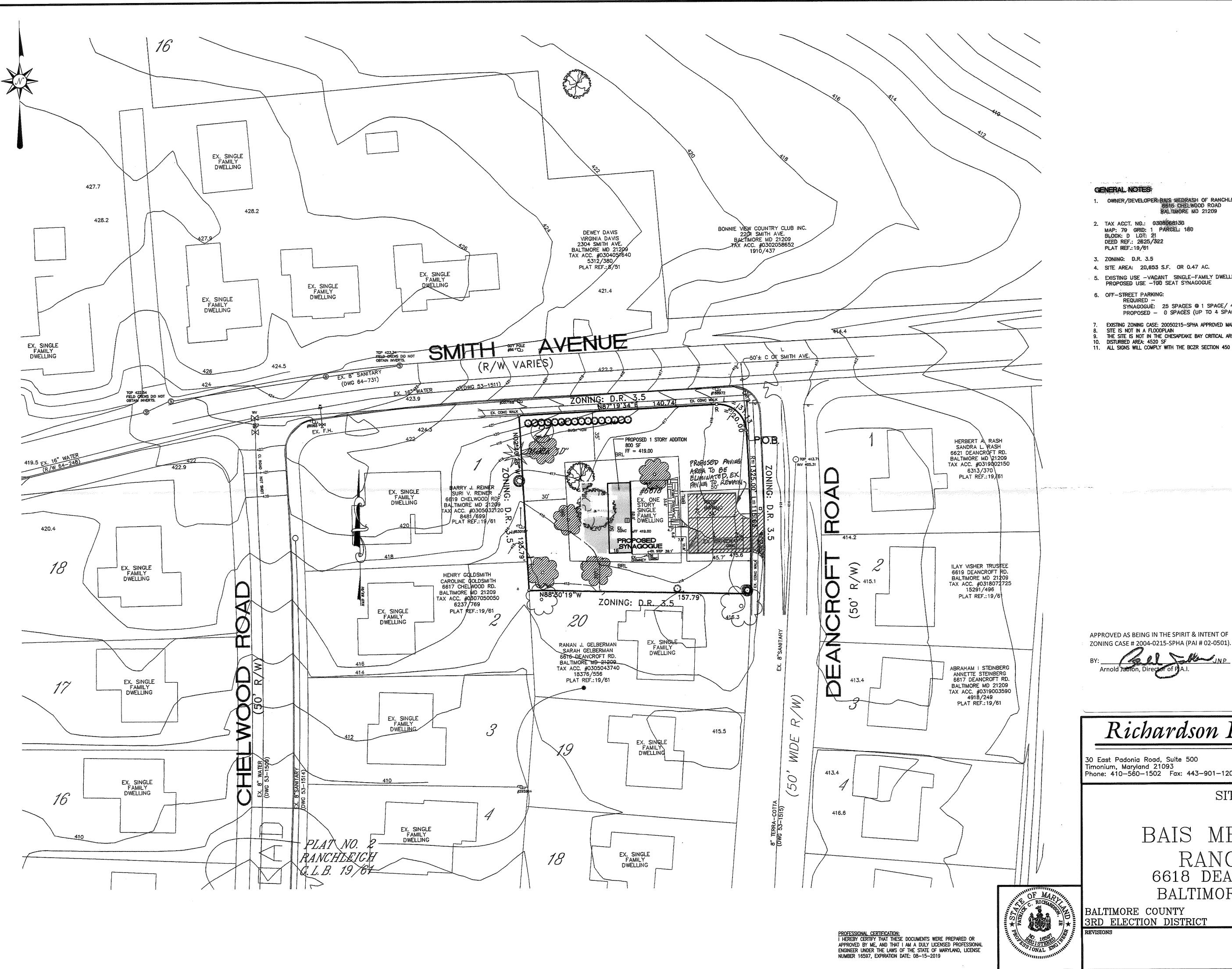
Therefore, we are requesting a determination that elimination of the proposed parking area and leaving the driveway in place is within the spirit and intent of the order granted in 04-215-APHA. By not installing the parking they will not alter the variances that were obtained in the case. The order specifically states that there are not any parking delineated on the plan and the RTA special hearing relief granted would not be affected by elimination of the paved area expansion either.

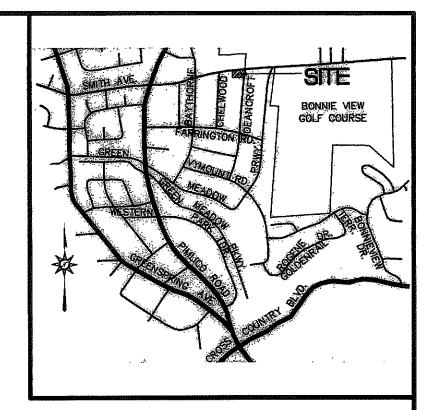
If you have any questions, please feel free to contact me at any time. Thank you for your consideration in this matter.

Very truly yours,

Patrick C. Richardson, Jr. PE

Encl: Processing Fee





LOCATION MAP

SCALE: 1" = 1000'

OWNER/DEVELOPER BAIS MEDRASH OF RANCHLEIGH, INC. 6616 CHELWOOD ROAD BALTIMORE MD 21209

2. TAX ACCT. NO.: 0308068130 MAP: 79 GRID: 1 PARCEL: 180 BLOCK: D LOT: 21 DEED REF.: 2625/322

4. SITE AREA: 20,653 S.F. OR 0.47 AC.

5. EXISTING USE -VACANT SINGLE-FAMILY DWELLING PROPOSED USE -100 SEAT SYNAGOGUE

SYNAGOGUE: 25 SPACES @ 1 SPACE/ 4 SEATS PROPOSED - 0 SPACES (UP TO 4 SPACES AVAILABLE ONSITE)

EXISTING ZONING CASE: 20050215—SPHA APPROVED MARCH 5, 2004 SEE BELOW SITE IS NOT IN A FLOODPLAIN

THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA 10. DISTURBED AREA: 4520 SF

PRIOR ZONING CASE 2004-0215-SPHA

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimere County this 54th day of March 2004 that the Petition for Special Hearing seeking a determination pursuant to Section 1B01, LB.1.g(6) of the Baltimore County Zening Regulations (B.C.Z.R.) that extent possible with Residential Transition Area (RTA) use resultraments will be maintained and our be expected to be compatible with the character and general welfare of the surrounding residential premises, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance (as amended) seeking relici required 100 feet, on RTA building setheck of 20 feet in lieu of the required 75 feet, and on RTA buffler of an little as 0 feet in lien of the required 50 feet, and from Section 409.6.A.4 of the B.C.Z.R. to permit 0 parking spaces in lieu of the required 25 spaces, in accordance with Petitioner's Exhibit 2, he and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order, however, the 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 revenued, the relief granted herein shall be restinded.

5) When applying for a building permit, the also plan filed must reference

IT IS FURTHER ORDERED that all other terms and conditions of the Order

Richardson Engineering, LLC

30 East Padonia Road, Suite 500 Timonium, Maryland 21093 Phone: 410—560—1502 Fax: 443—901—1208

SITE PLAN FOR

BAIS MEDRASH OF RANCHLEIGH 6618 DEANCROFT ROAD BALTIMORE, MD 21209

BALTIMORE COUNTY 3RD ELECTION DISTRICT

MARYLAND 2ND COUNCILMANIC DISTRICT

HECKED BY DRAWN BY: PCR 1" = 30' DATE: SHEET NO.: 1 OF 1 11-09-17 17106

ORDER RECEIVED FOR FILING
Date

IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE - W/S Deancroft Road,

50' S of the c/l Smith Avenue

(6618 Deancroft Road)

3rd Election District

2nd Council District

Bais Medrash of Ranchleigh, Inc. Petitioners * BEFORE THE

* ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* Case No. 04-215-SPHA

* * * * * * *

AMENDED ORDER

WHEREAS, this matter came before this Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Bais Medrash of Ranchleigh, Inc., by Allen Z. Naiman, President, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners sought special hearing and variance relief, pursuant to Section 1B01.1.B.1.g(6) of the Baltimore County Zoning Regulations (B.C.Z.R.), for a proposed synagogue in accordance with the revised site plan marked as Petitioner's Exhibit 2.

Testimony and evidence were presented for a finding that the relief requested could be granted without detrimental impact to the surrounding locale and by Order dated March 5, 2004, the Petitions for Special Hearing and Variance were granted, subject to certain terms and conditions. One of these conditions related to the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning relative to certain design elements of the proposed improvements, and a lease agreement for off-site parking. Subsequent to the issuance of said Order, the Office of Planning advised that these conditions were not imposed as restrictions to the relief granted and inquired as to whether an amended Order need be issued. A review of the Order issued on March 5, 2004 revealed that indeed this condition was not imposed as a restriction, and thus, an amended Order is necessary.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of March 2004 that the Order issued in the above-captioned matter on

PRDER RECEIVED FOR FILING

March 5, 2004 be and the same is hereby AMENDED to incorporate the following additional restrictions:

- "6) The proposed parking area shall be of "Unistone" pavers and be brick in color so as to retain a residential appearance.
- 7) The Petitioner shall continue its lease agreement with the Bank of America to provide off-site parking."

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued on March 5, 2004 shall remain in full force and effect.

LAWRENCE E. SCHMI Zoning Commissioner for Baltimore County

LES:bjs

cc: Ms. Deborah C. Dopkin, Esquire

409 Washington Avenue, Suite 1000, Towson, Md. 21204

Mr. Allen Z. Naiman, President, Bais Medrash of Ranchleigh, Inc.,

6616 Chelwood Road, Baltimore, Md. 21209

Mr. Robert S. Rosenfelt & Ms. Judith Floam, Colbert Matz Rosenfelt, Inc.

2835 Smith Avenue, Suite G, Baltimore, Md. 21209

Ms. Peggy Barnes, 6614 Deancroft Road, Baltimore, Md. 21209

Ms. Marilyn Subotnik, 6612 Deancroft Road, Baltimore, Md. 21209

Ms. Sherl Kaplan, 6615 Deancroft Road, Baltimore, Md. 21209

Mr. David Addison, 6602 Amleigh Road, Baltimore, Md. 21209

Office of Planning; People's Counsel; Case File

ORDER RECEIVED FOR FILING

By

By

IN RE: PETITIONS FOR SPECIAL HEARING

AND VARIANCE – W/S Deancroft Road,

50' S of the c/l Smith Avenue

(6618 Deancroft Road)

3rd Election District

2nd Council District

Bais Medrash of Ranchleigh, Inc. Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 04-215-SPHA

* * * * * * *

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 owners of the subject property, Bais Medrash of Ranchleigh, Inc., by Allen Z. Naiman, President, through their attorney, Deborah C. Dopkin, Esquire. The Petitioners request a special hearing, pursuant to Section 1B01.1.B.1.g(6) of the Baltimore County Zoning Regulations (B.C.Z.R.), seeking a determination that the proposed synagogue is planned in such a way that compliance to the extent possible with Residential Transition Area (RTA) use requirements will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises. Variance relief is also requested from Section 1B01.1.B of the B.C.Z.R. to permit an RTA setback of as little as 0 feet in lieu of the required 100 feet; an RTA building setback of 20 feet in lieu of the required 75 feet; and an RTA buffer of as little as 0 feet in lieu of the required 50 feet. In addition, relief is requested from Section 409.6.A.4 of the B.C.Z.R. to permit 0 parking spaces in lieu of the required 25. In this regard, subsequent to filing the instant Petitions, the Petitioner revised its site plan to address Department of Public Works' concerns relative to the proposed access to the site. Thus, the Petition for Variance was amended and relief is requested as set forth above. The subject property and requested relief are more particularly described on the revised site plan which was accepted into evidence and marked as Petitioner's Exhibit 2.

Mr. Reifer, who is a member of the congregation's Board of Directors, appeared and testified. He described the nature of the Bais Medrash congregation in detail and indicated that this is an orthodox Jewish congregation that was begun approximately 5 years ago. "Bais Medrash" translates from the Hebrew language to "house of study." Mr. Reifer testified that members of the synagogue regularly meet for religious studies and worship services. The hours of such meetings are somewhat limited. Specifically, there are approximately 10 – 15 members who meet each morning between 7:00 AM and 8:00 AM for daily services. Evening services are also held on the Sabbath and after sunset on Fridays. There are also occasional study classes held during the week. There are currently approximately 35 families that are members of the congregation and nearly all of the members live in Ranchleigh because of the prohibition of driving on the Sabbath. Thus, most of the people live in the neighborhood and walk to the facility. Finally, it is to be noted that there are no employees or staff of the synagogue and there is no school or day care provided. Moreover, there will be no public rental of the facility.

In addition to the conversion of the existing dwelling to a synagogue, the Petitioner also proposes a one-story addition to the rear of the structure. The proposed addition will be approximately 35 feet deep and 52 feet wide, which is no greater than the width of the existing house so that the addition will not be visible from Deancroft Road. Additionally, after a series of meetings with the Department of Public Works (DPW), the Petitioner proposes a revised driveway layout. Originally, a loop driveway was proposed in the front portion of the site adjacent to Deancroft Road. However, that arrangement was eliminated due to DPW concerns over its configuration. Thus, a new parking pad/driveway arrangement is proposed and is more particularly shown on the revised plan marked as Petitioner's Exhibit 2. Finally, it is to be noted that the Petitioner has arranged for the lease of spaces from a nearby Bank of America located at Smith Avenue and Old Pimlico Road. A copy of that lease agreement was submitted into evidence as Petitioner's Exhibit 8. It was intended that in the event the congregation grew in membership, an alternative parking area would be provided.

ORDER RECEIVED FOR FILING Date

Sy The citizens who appeared expressed a variety of concerns. They noted that the area at large is residential in character and they are concerned about a disruption to their neighborhood. Concerns over traffic and an overuse of the subject site were also expressed. However, it does appear that the use of the site will be somewhat self-limiting in view of the strict tenant of the orthodox Jewish faith.

Special hearing relief is requested as it relates to the RTA requirements. The RTA requirements are found within the D.R. zoning regulations and are designed to insure that land uses of a different character (i.e., dwellings v. churches/institutional uses) are compatible. Additionally, variance relief is requested from certain of the RTA setback requirements and to permit no dedicated parking on the subject site. Although it appears that there will be some parking on the parking pad/driveway area, no specific spaces are delineated thereon.

With proper restrictions, I believe that relief should be granted. It is clear that this property's small size and location within a residential neighborhood limits the extent of development on the site. The proposed addition appears to be designed in such a manner so as to be architecturally compatible with the residential character of the neighborhood. The building elevation drawings that were submitted as Petitioner's Exhibit 10 indicate that the proposed addition has been designed in such a way so as to be architecturally and aesthetically compatible with the existing dwelling and other residences in the area.

However, it is to be noted that the Office of Planning recommended certain restrictions be imposed upon any approval. These include the requirement that a landscape plan be submitted to Avery Harden, the County's Landscape Architect, for review and approval prior to the issuance of any permits. In addition, they request that elevation drawings of the proposed building be submitted for their review and approval prior to the issuance of any permits. The Office of Planning also suggested that the parking area be made of "Unistone" pavers and be brick in color so as to retain a residential appearance. That agency also mandated that the Petitioner continue its lease agreement with the Bank of America to provide off-site parking.

I will incorporate these suggestions as conditions to the approval granted. Additionally, to insure that there will not be an improper expansion on the property, I will impose limits on the extent of the activity. The Petitioner and neighbors were also advised to discuss concerns outside of the hearing to avoid any future misunderstanding or confrontation. In this regard, a restriction on parking close to the intersection seems appropriate so as to avoid blocking the line of sight for traffic entering Smith Avenue from Deancroft Road; however, this is actually a Police/Public Works' matter. Additionally, there shall be no school or day care provided on the subject site, and no leasing of the building for social purposes other than to members of the congregation.

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.

IT IS FURTHER ORDERED that the Petition for Variance (as amended) seeking relief from Section 1B01.1.B of the B.C.Z.R. to permit an RTA setback of as little as 0 feet in lieu of the required 100 feet, an RTA building setback of 20 feet in lieu of the required 75 feet, and an RTA buffer of as little as 0 feet in lieu of the required 50 feet, and from Section 409.6.A.4 of the B.C.Z.R. to permit 0 parking spaces in lieu of the required 25 spaces, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECE

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the 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.

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- 2) The Petitioner shall submit a landscape plan to Avery Harden and building elevation drawings of the existing dwelling and proposed addition to the Office of Planning for review and approval prior to the issuance of any permits.
- 3) There will be no school or day care center on the subject property.
- 4) There shall be no public rental of any part of the subject facility.

5) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

March 5, 2004

Deborah C. Dopkin, Esquire 409 Washington Avenue, Suite 1000 Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE SW/Corner Deancroft Road and Smith Avenue (6618 Deancroft Road)

3rd Election District – 2nd Council District Bais Medrash of Ranchleigh, Inc. - Petitioner Case No. 04-215-SPHA

Dear Ms. Dopkin:

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,

LAWRENCE E. SCHMIDT

Zoning Commissioner
for Baltimore County

for Baltimore County

LES:bjs

cc: Mr. Allen Z. Naiman, President, Bais Medrash of Ranchleigh, Inc.,

6616 Chelwood Road, Baltimore, Md. 21209

Mr. Robert S. Rosenfelt & Ms. Judith Floam, Colbert Matz Rosenfelt, Inc.

2835 Smith Avenue, Suite G, Baltimore, Md. 21209

Ms. Peggy Barnes, 6614 Deancroft Road, Baltimore, Md. 21209

Ms. Marilyn Subotnik, 6612 Deancroft Road, Baltimore, Md. 21209

Ms. Sherl Kaplan, 6615 Deancroft Road, Baltimore, Md. 21209

Mr. David Addison, 6602 Amleigh Road, Baltimore, Md. 21209

Office of Planning; People's Counsel; Case File



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



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the prop	perty located at:6618 Deancroft Road	
	which is presently zoned	
owner(s) of the property situate in Baltimore Count	nt of Permits and Development Management. The underty and which is described in the description and plat attaction likely and under 500.7 of the Zoning Regulations of Balting	hed hereto and
See attached.		
Property is to be posted and advertised as prescribed by a l, or we, agree to pay expenses of above Special Hearing zoning regulations and restrictions of Baltimore County ac	g, advertising, posting, etc and further agree to and are to be boun dopted pursuant to the zoning law for Baltimore County. I/We do solemnly declare and affirm, under the p	enalties of
Contract Purchaser/Lessee:	perjury, that I/we are the legal owner(s) of the pro Is the subject of this Petition. Legal Owner(s):	operty wnich
	Allen Z. Naiman, President Bais Medrash of Ranchleigh, Inc.	
Name – Type or Print	Name - Type or Print	<u></u>
Signature	<u> </u>	
Cignature	Signature	
Address. Telephone N	No. Name – Type or Print	· ···
City State Zip	Code Signature	
Attorney For Petitioner:	6616 Chelwood Road	410-602-1169
	Address.	Telephone No.
Deborah C. Dopkin, Esq.	Baltimore	Md. 21209
Name - Type or Print	City	State Zip Code
Signature / Nopher	Representative to be Contacted:	
Dopkin, P.A.	Dobort & Bosonfolt DE	
Campany	Robert S Rosenfeit, P.E. COLBERT MATZ ROSENFELT, INC (eve)	410-358-8262
409 Washington Ave. Suite 1000 410-821-0	·	410-653-3838
Andress Telephone N		Telephone No.
Rowson Md. 212	204 Baltimore	MD 21209
Redress Rowson Md. 212 State Zip	Code City	State Zip Code
	OFFICE USE ONLY	
04.215-SP417	ESTIMATED LENGTH OF HEARING_	James Andreas
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Reviewed By ______

To determine, pursuant to Section 1B01.1.B.1.g(6), that the proposed synagogue is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises.



MENDED Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6618 Deancroft Road which is presently zoned D.R.-3.5

I/We do solemnly declare and affirm, under the penalties of

perjury, that I/we are the legal owner(s) of the property which

Date 12

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)

See attached.

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

To be presented at hearing.

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.

is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Allen Z. Naiman, President Bais Medrash of Ranchleigh, Inc. Name - Type or Print Name - Type or Printy Signature Signature Address. Telephone No. Name - Type or Print City Zip Code Signature State 6616 Chelwood Road Attorney For Petitioner: Address. Telephone No. Deborah C. Dopkin, Esquire Baltimore 21209 Md. ame - Type or Print City Zip Code State Representative to be Contacted: south Signature Debdrah C. Dopkin, P.A. Robert S Rosenfelt, P.E. (eve) 410-358-8262 Colbert Matz Rosenfelt, Inc. Company Washington Avenue, Suite 1000 410-821-0200 2835 Smith Avenue, Suite G 410-653-3838 (day) Telephone No. Talephone No. datess Address 21204 21209 Baltimore Md. Md. TOWNSOIT City Zip Code State Zip Code State OFFICE USE ONLY Ecase No. 04.215. Spur. ESTIMATED LENGTH OF HEARING____ UNAVAILABLE FOR HEARING_

Reviewed By 500

VARIANCES:

From Section 1B01.1.B. To permit a residential transition area (RTA) setback of as little as zero (0') in lieu of the required one hundred feet (100'); a RTA setback from the building of 20 ' in lieu of the required 75'; and a RTA buffer of as little as 0' in lieu of the required 50';

From Section 409.6.A.4, to permit 0 spaces in lieu of the required twenty-five (25) spaces;

04.215.5PAI-1.

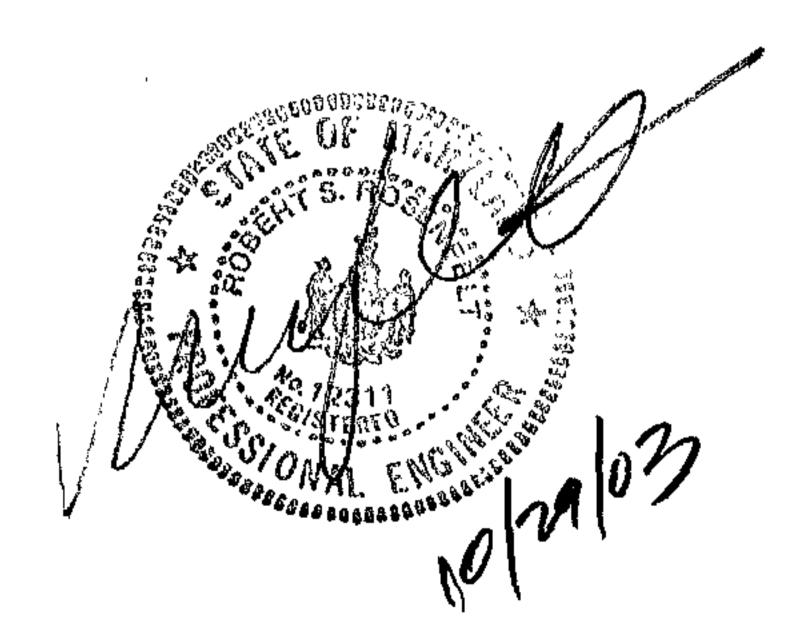
Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION 6618 DEANCROFT ROAD

Beginning at a point on the west side of Deancroft Road, which is 50 feet wide, at the distance of 50 feet, more or less, south of the centerline of Smith Avenue, which is of varying width.

Being Lot 21 in Block "D" in the subdivision of Ranchleigh, Plat No. 2, as recorded in Baltimore County Plat Book #19, folio #61. Containing 19,160 square feet (0.439 acre). Also known as 6618 Deancroft Road and located in the 3rd Election District.



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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: # 04-215-SPHA

6618 Deancroft Road

S/west comer of Deancroft Road and Smith Avenue 3rd Election District - 2nd Councilmanic District

Legal Owner(s): Bais Medrash of Ranchleigh, Inc., Allen Naiman, President

Special Hearing(s): to determine that the proposed synagogue is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residen-

tial premises. Variance: to permit front yard setback of 42 feet in lieu of the 50 feet. To permit 7 parking spaces in lieu of 25 spaces required. To permit a setback from parking to street line of 5 feet in lieu of 10 feet. To permit (RTA) set-back of as little as 0 feet in lieu of the required 100 feet, from parking of as little as 5 feet in lieu of the required 75 feet from the building of 31 feet in lieu of the required 75 feet and a RTA buffer of as little as 0 feet in lieu of the required 50 feet.

Hearing(s): Monday, December 22, 2803 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Ave-

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. 12/011 Dec.4

CERTIFICATE OF PUBLICATION

124,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 124 , 2003 .
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in <u>Towson</u>. Maryland on the property identified herein as follows: Case: #04-215-SPHA

6618 Deancroft Road

S/west corner of Deancroft Road and Smith Avenue

3rd Election District - 2nd Councilmanic District Legal Owner(s): Bais Medrash of Ranchleigh, Inc., Allen Naiman, President

Special Hearing: to determine that the proposed synagogue is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residencharacter and general wenter of the sufrounding residential premises. Variance: to permit a residential transition area (RTA) setback of as little as zero (0') in lieu of the required 100'; a RTA setback from the building of 20' in lieu of the required 75'; and a RTA buffer of as little as 0' in lieu of the required 50'. To permit 0 spaces in lieu of the required twenty-five (25) spaces.

Hearing: Tuesday, February 17, 2004 at 9:00 a.m. in Room 487; Caraty Courts Balliting, 461 Bosley Avenue.

LAWRENCE E. SCHANDT

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 anti/or Hearing, Contact the Zoning Review Office at (410) 887-3391. 1/454 Jan. 29 C646910

CERTIFICATE OF PUBLICATION

—— "
130,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing on
The Jeffersonian
The Jeffersonian Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
S. Wilkings-
LEGAL ADVERTISING

CERTICATE OF POSTING

Date: <u>Sebruary</u> 5, 2004
1N, ALLENNAIMAN, ROBERT ROSENA 17, 2004
that the necessary sign(s) required by law at <u>6618 DEANCROFT ROAD</u> ON SITE
(Month, Day, Year) Sendu O Krefe (Signature of Sign Poster) LINDA O'KEEFE
(Street Address of Sign Poster) HUNT VALLEY MD 21030 (City, State, Zip Code of Sign Poster) 410-666-5366 (Telephone Number of Sign Poster) Revised 3/1/01 - SCJ

BEFORE THE PETITION FOR SPECIAL HEARING RE: AND VARIANCE ZONING COMMISSIONER 6618 Deancroft Road; SW corner of Deancroft Rd & Smith Avenue 3rd Election & 2nd Councilmanic Districts FOR

Legal Owner(s): Allen Z Naiman, President,

Bais Medrash of Ranchleigh, Inc

Petitioner(s)

BALTIMORE COUNTY

04-215-SPHA

ENTRY OF APPEARANCE

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

Deputy People's Counsel Old Courthouse, Room 47 NOV 1 0 2003 400 Washington Avenue

Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of November, 2003, a copy of the foregoing Entry of Appearance was mailed to Robert Rosenfelt, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and to Deborah C. Dopkin, Esquire, 409 Washington Avenue, Suite 1000, Towson, MD 21204, Attorney for Petitioner(s).

> Har Max dimmerman PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Thursday, December 4, 2003 Issue - Jeffersonian

Please forward billing to:

Deborah Dopkin 409 Washington Avenue, Ste. 1000 Towson, MD 21204

410-821-0200

NOTICE OF ZONING HEARING

CASE NUMBER: 04-215-SPHA

6618 Deancroft Road

S/west corner of Deancroft Road and Smith Avenue

3rd Election District – 2nd Councilmanic District

Legal Owner's: Bais Medrash of Ranchleigh, Inc., Allen Naiman, President

Special Hearing to determine that the proposed synagogue is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises. Variance to permit front yard setback of 42 feet in lieu of the 50 feet. To permit 7 parking spaces in lieu of 25 spaces required. To permit a setback from parking to street line of 5 feet in lieu of 10 feet. To permit (RTA) setback of as little as 0 feet in lieu of the required 100 feet, from parking of as little as 5 feet in lieu of the required 75 feet from the building of 31 feet in lieu of the required 75 feet and a RTA buffer of as little as 0 feet in lieu of the required 50 feet.

Hearings: Monday, December 22, 2003, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley AvenueRegulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

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.

TO: PATUXENT PUBLISHING COMPANY

Thursday, January 29, 2004 Issue - Jeffersonian

Please forward billing to:

Deborah Dopkin 409 Washington Avenue, Ste. 1000 Towson, MD 21204 410-821-0200

CORRECTED 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: 04-215-SPHA

6618 Deancroft Road

S/west corner of Deancroft Road and Smith Avenue

3rd Election District – 2nd Councilmanic Avenue

Legal Owners: Bais Medrash of Ranchleigh, Inc., Allen Naiman, President

Special Hearing to determine that the proposed synagogue is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises. Variance to permit a residential transition area (RTA) setback of as little as zero (0') in lieu of the required 100'; a RTA setback from the building of 20' in lieu of the required 75'; and a RTA buffer of as little as 0' in lieu of the required 50'. To permit 0 spaces in lieu of the required twenty-five (25) spaces.

Hearing: Tuesday, February 17, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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

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





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

November 13, 2003

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: 04-215-SPHA

6618 Deancroft Road

S/west corner of Deancroft Road and Smith Avenue

3rd Election District – 2nd Councilmanic District

Legal Owner's: Bais Medrash of Ranchleigh, Inc., Allen Naiman, President

Special Hearing to determine that the proposed synagogue is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises. Variance to permit front yard setback of 42 feet in lieu of the 50 feet. To permit 7 parking spaces in lieu of 25 spaces required. To permit a setback from parking to street line of 5 feet in lieu of 10 feet. To permit (RTA) setback of as little as 0 feet in lieu of the required 100 feet, from parking of as little as 5 feet in lieu of the required 75 feet from the building of 31 feet in lieu of the required 75 feet and a RTA buffer of as little as 0 feet in lieu of the required 50 feet.

Hearings:

Monday, December 22, 2003, at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

buth Kotro.

Director

TK:klm

C: Deborah Dopkin, 409 Washington Ave., Ste. 1000, Towson 21204 Allen Naiman, 6616 Chelwood Rd., Baltimore 21209 Robert Rosenfelt, 2835 Smith Ave., Ste. G, Baltimore 21209

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, DECEMBER 6, 2003.

- (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.



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

Department of Permits and Development Management

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





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

January 8, 2004

CORRECTED 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: 04-215-SPHA

6618 Deancroft Road

S/west corner of Deancroft Road and Smith Avenue

3rd Election District – 2nd Councilmanic Avenue

Legal Owners: Bais Medrash of Ranchleigh, Inc., Allen Naiman, President

Special Hearing to determine that the proposed synagogue is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises. Variance to permit a residential transition area (RTA) setback of as little as zero (0') in lieu of the required 100'; a RTA setback from the building of 20' in lieu of the required 75'; and a RTA buffer of as little as 0' in lieu of the required 50'. To permit 0 spaces in lieu of the required twenty-five (25) spaces.

Hearing: Tuesday, February 17, 2004, at 9:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, Ste. 1000, Towson 21204 Allen Naiman, 6616 Chelwood Road, Baltimore 21209 Robert Rosenfelt, 2835 Smith Avenue, Ste. G, Baltimore 21209

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, FEBRUARY 2, 2004.
 - (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.



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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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.

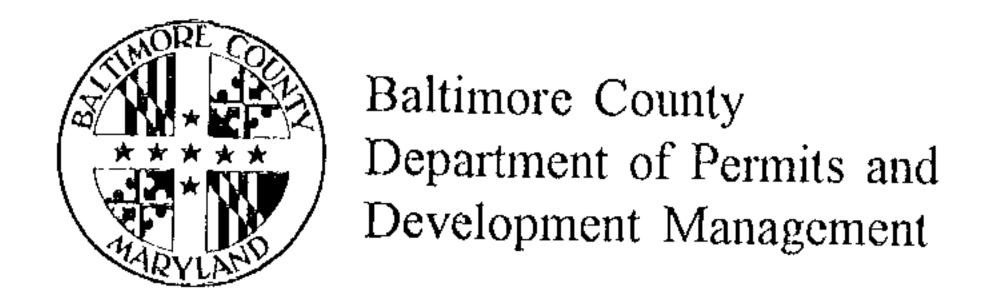
Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted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

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

For Newspaper Advertising:
Item Number or Case Number: 04-215-SpaA
Petitioner: BAIS MEDRASH OF RANCHLEIGH
Address or Location: 6618 Deancroft RD
PLEASE FORWARD ADVERTISING BILL TO: Name: Deborah C. Dopkin, ESQ Address: 409 Washington Ave St 1000 Towson MD 21204
Telephone Number: 410 821-0200

Revised 2/20/98 - SCJ

04-215-SP417



Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 pdmlandacq@co.ba.md.us

February 13, 2004

Deborah c. Dopkin, Esq. 409 Washington Avenue Towson, Maryland 21204

Dear Ms. Dopkin:

RE: Case Number: 04-215-SPHA, 6618 Deancroft Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 30, 2003.

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,
U. Call Richall

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel C:

Allan Z. Naiman, President Bais Medrash of Ranchleigh, Inc. 6616 Chelwood Road Baltimore 21209

Robert S. Rosenfelt, 2835 Smith Avenue, Suite G Baltimore 21209

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



700 East Joppa Road Towson, Maryland 21286-5500 410-887-4500

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

November 12, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 10, 2003

Item No.: 207-210, 213-219

Dear Ms. Hart:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK Fire Marshal's Office PHONE 887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director DATE: February 2, 2004

Department of Permits & Development Management

FROM: Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT: Zoning Advisory Committee Meeting

For January 5, 2004

Case No. 04-215-SPH Amended

The Bureau of Development Plans Review has reviewed the subject-zoning item.

The minimum access, to the site, is 24 feet wide. Parking must be addressed on the site. Landscaping must be provided between the Deancroft Road right-of-way and the on-site driveway.

RWB:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

6618 Deancroft Road

INFORMATION:

Item Number:

04-215

Petitioner:

Bias Medrash Ranchleigh, Inc.

Zoning:

DR 3.5

Requested Action:

Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request and provides the following comments:

- 1. Section 1 B01.1B.1.g(6) allows for relief from Residential Transition Area (RTA) requirements provided "that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises." This office is of the position that a 0-foot RTA setback and buffer, and a 5-foot RTA setback for parking in lieu of the minimum required 75 feet does not meet the requirements of the Zoning Regulations and is unacceptable. Revise the plan to provide RTA setback to the greatest extent possible.
- 2. Submit a landscape plan to Avery Harden, County Landscape Architect, that provides an effective buffer around the perimeter of the property.
- 3. Eliminate the proposed on-site parking spaces. The proposed 7 parking spaces along the Smith Avenue frontage are not in keeping with the established residential character of the area and do not provide adequate setback and landscaped buffering. The petitioner should explore a lease agreement with a nearby commercially zoned property for parking.

DATE: November 17, 2003

RECEIVED
NOV 1 8 2003

ZOWNG COMMISSIONER

4. Submit architectural elevation drawings of the existing and proposed structures for review and approval to this office.

For further information concerning the matters stated herein, contact Diana Itter at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL:MAC:

100

DATE: February 11, 2004

PECEMED

ZOWING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

6618 Deancroft Road

INFORMATION:

Item Number:

04-215

Petitioner:

Bais Medrash of Ranchleigh

Zoning:

DR 3.5

Requested Action:

Variance/Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning reviewed the petitioner's request for a proposed 100 seat synagogue and supports the request to permit a Residential Transition Area (RTA) setback of 20 feet in lieu of the minimum required 75 feet. This office has determined that a 0-foot RTA buffer in lieu of 50 feet is not necessary since buffers 10 feet, 20 feet and 30 feet wide are shown on the schematic landscape plan. RTA setbacks of 0-foot in lieu of 100 feet are also not necessary since RTA setbacks of 25.1 feet, 40 feet, 49.6 feet, and 45.7 feet are also shown.

This office recommends that the following conditions be incorporated in the Zoning Commissioner's order:

- 1. Submit a landscape plan to Avery Harden, County Landscape Architect that is in agreement with the subject plan for review and approval.
- 2. Pave the proposed 42' x 34' parking area adjacent Deancroft Road with uni-stone pavers in a brick color to retain a residential appearance.
- 3. It is the understanding of this office that a lease agreement has been negotiated to allow for off-site parking on a nearby commercial property. Submit a copy of this agreement to this office.

- 4. Submit architectural elevation drawings of the existing and proposed structures to this office for review and approval prior to issuance of any building permits.
- 5. The Office of Planning has reviewed the schematic landscape plan and has determined that it meets the requirements of Section 1 B01.1B.1.g(6) of the BCZR which states that compliance, to the extent possible with RTA use requirements will be maintained and can be expected to be compatible with the character and general welfare of the surrounding residential premises. As such, this office supports the petitioner's request stated within the subject Special Hearing.

For further information concerning the matters stated herein, please contact Diana Itter at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL:MAC:



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

JZA

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.10.03

Baltimore County

Item No. 215

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

Dear. Ms. Hart:

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.

RE:

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,

L. M. McDonald Jr., Chief

Engineering Access Permits Division

My telephone number/toll-free number is

in the chi

DEBORAH C. DOPKIN, P.A.

ATTORNEY AT LAW
409 WASHINGTON AVENUE, SUITE 1000
TOWSON, MARYLAND 21204

TELEPHONE 410-821-0200 FACSIMILE 410-823-8509 e-mail ddopkin@dopkinlaw.com

DEBORALI C DOPKIN

November 19, 2003

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

RE: Request for Postponement 6618 Deancroft Road Case No. 04-215-SPHA

Dear Mr. Kotroco:

This office represents Bais Medrash of Ranchleigh, Inc. in connection with the above captioned zoning petitions. The hearing has been scheduled for December 22, 2003 and I am writing to request a postponement.

Bob Rosenfelt, the engineer who prepared the plan and who would be called to testify at the hearing, will be out of the country from December 21st until December 31, 2003 and therefore, unavailable to appear on December 22nd. Therefore, I would appreciate your rescheduling this case until after the first of the year so Mr. Rosenfelt may be present.

Thanking you in advance for your consideration. I am,

Very truly yours,

1/200

Shorah C Danki

DCD/kmc

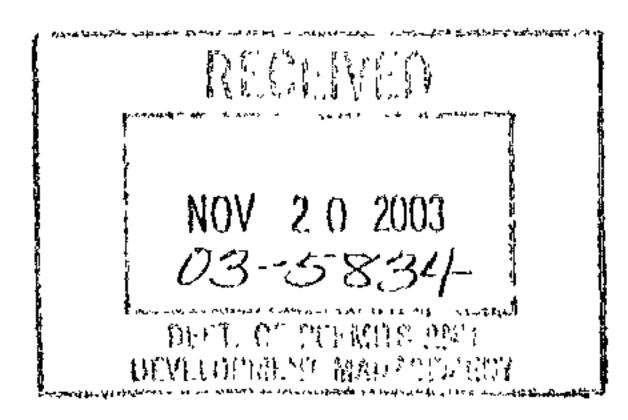
cc: People's Counsel for Baltimore County

Rabbi Abba Zvi Naiman

Mr. Robert Rosenfelt

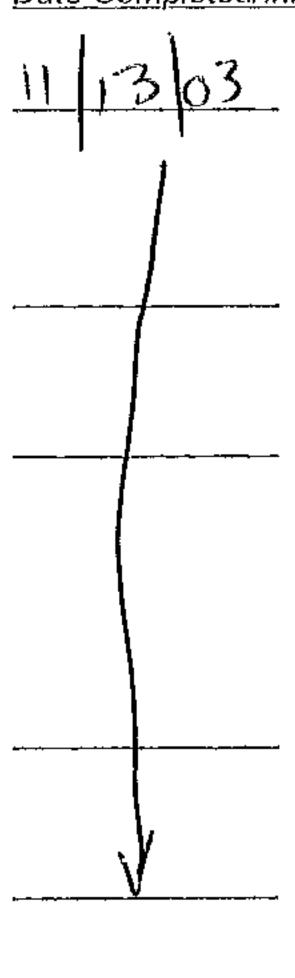
Ms. Becky Hart

C.\docs\KMC\DCD\LETTERS 2003\kotroco timothy-naiman2.wpd



ZONING HEARING FILE INTERNAL CHECKLIST Zoning Case No. 194-215

Date (Compi	etea/i	initials
			



PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

2/5/04 2/13/04 CLB 1スーケ //-9 ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

CASE NAME_	
CASE NUMBER	
DATE	

PETITIONER'S SIGN-IN SHEET

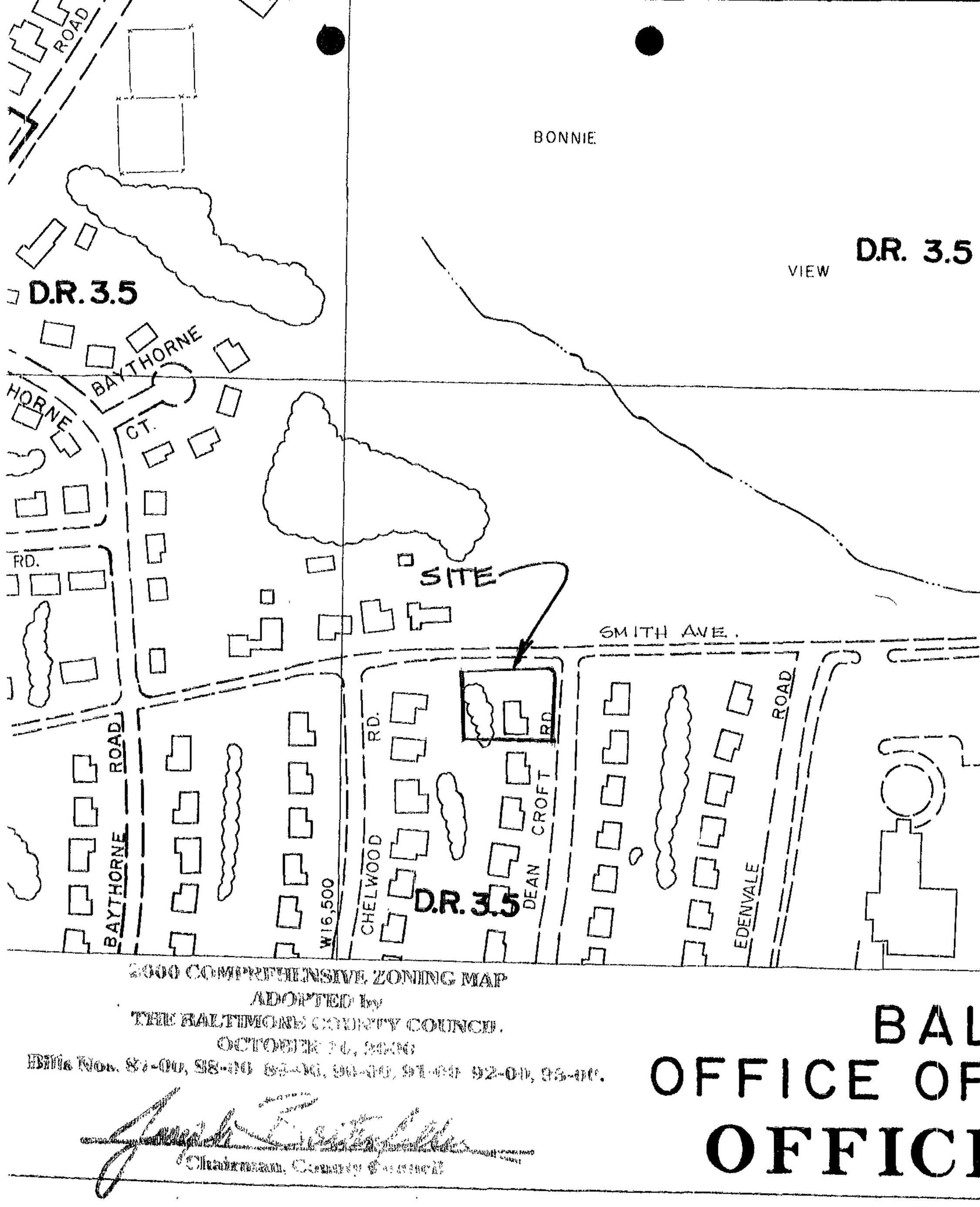
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A.Z. Maiman	6616 Cholwood Rd	B-16, MD 21209	€3~34 @ CS. Com
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LIAMAN SUGAR	2510 FAL CIRCLE	3-14-110 Z1Z09	SUGERZZZZZ @ LOL. COM
Edul Escufelt	2835 Smith and G	Bolf MD 21209	procenfecta conrengineers.
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CASE NAME	
CASE NUMBER_	
DATE	

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Peagy Barnes	6614 DEANCROFT REad	Boltimore, margian	
Milly Subolanh	6412 Deancroft Rd	Baltimone, Mdz12862	39
Drenkon Kon	Lauto Deancroft Rd	Bairmore, MD 21209	
DONICH HOOVISON	6602 Ambeign Rd	Balkringe MD 21209	atatalison A on out not
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MAP NO. N.W. 8-C

ROBERT S ROSENFELT, P.E.
COLBERT MATZ ROSENFELT, INC.
VICE PRESIDENT

Twenty-three years experience at Colbert Matz Rosenfelt, Inc. Seven years' experience elsewhere.

B.S.C.E., Civil Engineering. 1973 – University of Pennsylvania M.S.C.E., Civil Engineering. 1974 – University of Pennsylvania

Registered Professional Engineer, Civil Engineering 1977 – Pennsylvania #26180 1979 – Maryland #12311 Member – American Society of Civil Engineers

Mr. Rosenfelt has served as principal engineer responsible for design and documentation of grading and erosion and sediment control measures. He has planned submittals and reviewed all document submittals for adherence to HUD project requirements, as well as HABC, City of Baltimore and State of Maryland design regulations.

Mr. Rosenfelt has thirty years' experience in civil and sanitary engineering, including quality control and project management. His areas of expertise include erosion and sediment control, stormwater management, storm drains, utilities, grading, water and sewage treatment, roads and parking lots.

Mr. Rosenfelt has been responsible for the analysis and engineering of drainage correction projects in Maryland and eastern Pennsylvania. He is very familiar with engineering requirements of on-site residential improvements and building codes. Understanding the comprehensive nature of residential campus erosion problems, Mr. Rosenfelt works closely with his staff landscape architects to create functional, effective design solutions. He is involved in the Baltimore County Development Plan and CRG process for many projects, involving Community Input Meetings, and he has participated in design program presentations for various groups and neighborhood associations. His experience includes new construction and renovation projects for various housing and HUD-financed projects, including:

- 77 New Townhouses (Enterprise/Nehemiah Development), Baltimore City.
- Strathdale Manor Apartments, Baltimore City, MD. Renovation of 692 units.
- Owings Mills New Town, Owings Mills, MD. Over 5000 new housing units.
- Hewitt Farms, Owings Mills, MD. 94-unit residential subdivision.
- Villa Ridge Apartments, Baltimore City, MD. Renovation of 200 units.
- Travancore Woods, Baltimore County, MD. 34 new single-family units.
- Weinberg Gardens at Bedford, Pikesville, MD. HUD financed residential complex.
- Weinberg House, Pikesville, MD. HUD financed 116-unit residence for elderly.
- Milford Manor Nursing Home, Pikesville, MD. New 60-bed addition.
- Weinberg Terrace, Pikesville, MD. HUD financed 87-unit for elderly residence.

1

RESUME

PROFESSIONAL BACKGROUND AND EXPERIENCE

ROBERT'S ROSENFELT Vice President Colbert Matz Rosenfelt, Inc.

PROFESSIONAL STATUS:

Professional Engineer, Maryland, PE No. 12311

Professional Engineer, Pennsylvania, PE No. 26180

PROFESSIONAL ASSOCIATION:

Member - American Society of Civil Engineers

EDUCATION: University of Pennsylvania

B.S.C.E. in Civil Engineering – 1973 M.S.C.E. in Civil Engineering - 1974

PROFESSIONAL EXPERIENCE:

1981 - Present

Rosenfelt & Woolfolk, Inc./Colbert Matz Rosenfelt, Inc.

Consulting Engineers, Landscape Architects & Planners

Baltimore, Maryland

Established a private consulting firm for design and construction management of land development projects. Primary services provided include site design and preparation of plans for commercial, institutional and residential land development projects

In September 1994 Rosenfelt, & Woolfolk, Inc. merged its operations with another consulting engineering firm to form Colbert Matz Rosenfelt, Inc. enabled the new firm to expand its client base and to better, and more effectively serve its existing clients. Mr. Rosenfelt became the managing partner of the new company while maintaining project management responsibilities.

1979 – 1981

Rummel, Klepper & Kahl, Inc.

Consulting Engineers Baltimore, Maryland

Project Manager for Civil and Sanitary Engineering projects such as the design of pumping stations, sewer interceptions, wastewater treatment components, and preparation of operation and maintenance manuals.

1974 - 1979

Spotts, Stevens & McCoy, Inc.

Consulting Engineers Wyomissing, Pennsylvania

Project Engineer and Manager for wastewater treatment and water treatment plants, including firm representation as Municipal Engineer for numerous municipalities in east central Pennsylvania.

ROBERT S ROSENFELT COLBERT MATZ ROSENFELT, INC. VICE PRESIDENT

Thirty years experience, including eighteen years as a principal.

B.S.C.E., Civil Engineering. 1973 – University of Pennsylvania M.S.C.E., Civil Engineering. 1974 – University of Pennsylvania

Registered Professional Engineer, Civil Engineering 1977 – Pennsylvania #26180 1979 – Maryland #12311

Mr. Rosenfelt has served as the principal in charge and the owner's primary contact for projects. He is responsible for overall coordination and communication with a project team. He has reviewed all engineering useful life and replacement cost estimates for utilities, private roads, common areas and facilities.

Mr. Rosenfelt has broad experience in project management, civil and sanitary engineering including planning, cost estimating and design of utilities, stormwater management facilities, site grading, and sediment/erosion control.

Mr. Rosenfelt is very familiar with engineering requirements of public and on-site utilities and roads, public works improvements and engineering codes. He has provided coordination for permit acquisition from agencies including the State of Maryland Department of the Environment and the Department of Natural Resources. A member of the American Society of Civil Engineers, Mr. Rosenfelt's related experience includes:

- Owings Mills New Town, Owings Mills, MD. Over 5000 new housing units.
- Hewitt Farms, Owings Mills, MD. 94-unit residential subdivision.
- Strathdale Manor Apartments, Baltimore City, MD. Renovation of 692 units.
- Coldspring/Alameda, Baltimore City, MD. Feasibility studies for housing projects.
- Villa Ridge Apartments, Baltimore City, MD. Renovation of 200 units.
- Travancore Woods, Baltimore County, MD. 34 new single-family units.
- C & P Telephone Company, Baltimore, MD. Multiple civil engineering projects.
- Hope House, Crownsville State Hospital, Annapolis, MD. Residential center.
- Weinberg Gardens at Bedford, Pikesville, MD. HUD financed 84-unit elderly residential complex.
- Weinberg House, Pikesville, MD. HUD financed 116-unit residence for elderly.
- Milford Manor Nursing Home, Pikesville, MD. New 60-bed addition.
- Intersection/Streetscape Improvements for CHAI, Baltimore, MD.
- Weinberg Terrace at Bedford, Pikesville, MD. HUD financed 87-unit for elderly residential complex.

ROBERT S ROSENFELT

Twenty-three years experience at Colbert Matz Rosenfelt, Inc. Seven years' experience elsewhere.

B.S.C.E., Civil Engineering. 1973 – University of Pennsylvania M.S.C.E., Civil Engineering. 1974 – University of Pennsylvania

Registered Professional Engineer, Civil Engineering 1977 – Pennsylvania #26180 1979 – Maryland #12311 Member – American Society of Civil Engineers

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- Intersection/Streetscape Improvements for CHAI, Baltimore, MD.

KENNETH J. COLBERT, P.E. PRESIDENT

Mr. Colbert is a 1968 graduate of the University of Missouri with a Bachelor of Science in Civil Engineering. He is a registered Professional Engineer in Maryland. He has over 30 years experience in commercial site engineering and rehabilitation from large shopping centers to small convenience stores. He has prepared and managed construction projects all over Maryland. Responsibilities include project coordination, project design, assisting in bid process, review of studies, reports and construction documents, and quality control. He has been in the firm since 1987.

ROBERT'S ROSENFELT, P.E. VICE PRESIDENT

Mr. Rosenfelt is a 1974 graduate of the University of Pennsylvania with both Bachelor of Science and Master of Science degrees in Civil Engineering. He is a registered Professional Engineer in Maryland, Pennsylvania and Delaware. He has over 25 years of experience in planning and design of sewage and water treatment facilities, public utility systems, site development, stormwater management, and hydraulic and flood control structures. Responsibilities include project management, civil and sanitary engineering, environmental analysis and administration. He has been in the firm since 1985.

RICHARD E. MATZ, P.E. VICE PRESIDENT

Mr. Matz is a 1973 graduate of the University of Colorado with a Bachelor of Science in Civil Engineering. He is a registered Professional Engineer in Maryland. Mr. Matz has over 25 years experience in land development engineering, Mr. Matz has experience in construction management, solid waste management, finance, scheduling and surveying. Mr. Matz has managed or supervised hundreds of large and small residential and commercial projects over the last twenty years. He has been in the firm since 1992.

November 13, 2003

Mr. Elliot Neil Lewis, Esquire President Smith Greenspring Association 1 East Lexington Street Suite 201 Baltimore, MD 21202

Dit 103

Re: Bais Medrash of Ranchleigh

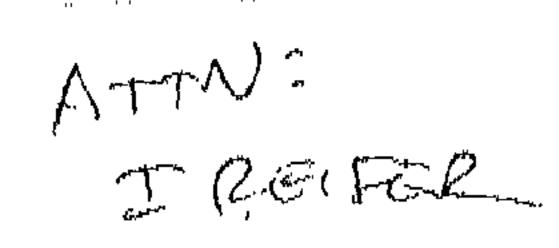
Dear Mr. Lewis:

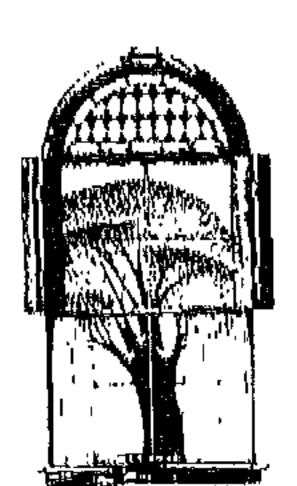
On behalf of Bais Medrash of Ranchleigh, I am writing to inform you of our current plans of expansion. As we discussed, Bais Medrash of Ranchleigh has retained control of a residential property located at 6618 Deancroft Road. This site has the advantage of being larger than the Chelwood site originally proposed, and therefore allows room for some parking. The present preliminary plan has seven spaces in addition to the already existing driveway. We hope to get zoning approval for a modest, 1400 square foot addition to use as a synagogue. The existing home will be kept essentially the same and will be used for bathrooms and offices. Although this plan provides that the entire building will be used for the synagogue, the building will continue to look like a residence from the exterior and thereby maintain the residential character of the neighborhood. For information with respect to DRC and zoning issues, please contact our attorney, Deborah C. Dopkin at (410) 821-0200.

We appreciate your help in the past, and we hope that this new plan will be even better for our neighborhood than our prior Chelwood proposal. As always, please feel free to contact me with any questions or comments.

Sincerely,

Ira D. Reiser





SMITH-GREENSPRING ASSOCIATION, INC.

P.O. BOX 20879 • BALTIMORE, MARYLAND 21209

September 29, 2003

Mr. Dan Rascoe, Chairman Baltimore County Development Review Committee 111 W. Chesapeake Avenue Towson, Maryland 21204

> RE: Case number: 4-76-SPHA Bais Medrash of Ranchleigh 6616 Chelwood Road Baltimore, MD 21209

Dear Mr. Rascoe:

On behalf of the Smith-Greenspring Association, Inc. I have been notified of the request to permit a proposed synagogue that is planned in such a way that compliance, to the extent possible with RTA use requirements, will maintain and can be expected to be compatible with the character and general welfare of the surrounding residential premises. In canvassing the immediate community near 6616 Chelwood Road, we received 21 responses. Of those responses, 14 were in favor of the propsed structure and use, 6 were opposed and 1 was undecided. In making your decision whether or not to grant the permit, we hope due regard will be given to the minority who bought their houses with the hope of living in a quiet residential community.

Thank you for your consideration of this matter.

Very truly yours,

Elliot N. Lewis

President

Smith-Greenspring Association, Inc.

Cc. Rabbi Abba Zvi Naiman



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BANK OF AMERICA, N.A. PARKING LEASE AGREEMENT

THIS INDENTURE OF LEASE is made and entered into as of the ____ day of December, 2003.

WITNESSETH:

BANK OF AMERICA, N.A., as Lessor, hereby leases unto BAIS MEDRASH OF RANCHLEIGH, as Lessee, the Premises: 15 PARKING SPACES located at the corner of Pimlico Road and Smith Avenue in Baltimore, Maryland and adjacent to the Bank of America, Smith Avenue Branch (location of parking spaces to be designated by Lessor) (hereinafter referenced to as "the Premises") under the following conditions:

- 1. RENT: Rental will be paid at a monthly rate of \$0.00.
- 2. TERM AND CANCELLATION: The term of the lease shall be for two years commencing on <u>Fabruary 1, 2004</u> (the "Initial Term"). After the expiration of the Initial Term, either Lessor or Lessee may terminate this lease upon thirty (30) days written notice. Notice of termination shall be delivered by CERTIFIED MAIL return receipt requested as follows:

As to Lessor:

Bank of America, N.A.

525 North Tryon Street

NC1-023-03-03

Charlotte, North Carolina 28255 Attention: Lease Administration

As to Lessee:

Bais Medrash of Ranchleigh c/o Arnon E. Wiener, Esquire Blades & Rosenfeld, P.A. 20 South Charles Street 1200 Sun Life Building Baltimore, Maryland 21201

- 3. PREMISES: The parking spaces to be located as shown on the drawing attached hereto as Exhibit A, as cross-hatched.
- 4. HOLD HARMLESS: All automobiles (including all contents thereof) shall be parked in the Spaces at the sole risk of Lessee, its employees, agents, invitees and licensees. Lessor has no duty to insure any automobiles (including the contents thereof), and Lessor is not responsible for the protection and security of such automobiles. Lessor shall have no liability whatsoever for any property damage and/or personal injury which might occur as a result of or in connection with the parking of said automobiles in any of the Spaces, and Lessee hereby agrees to

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indemnify and hold Lessor harmless from and against any and all liabilities, costs, claims, expenses, and/or causes of action which Lessor may incur in connection with or arising out of the use of the Spaces by Lessee or its employees, agents, invitees, or licensees.

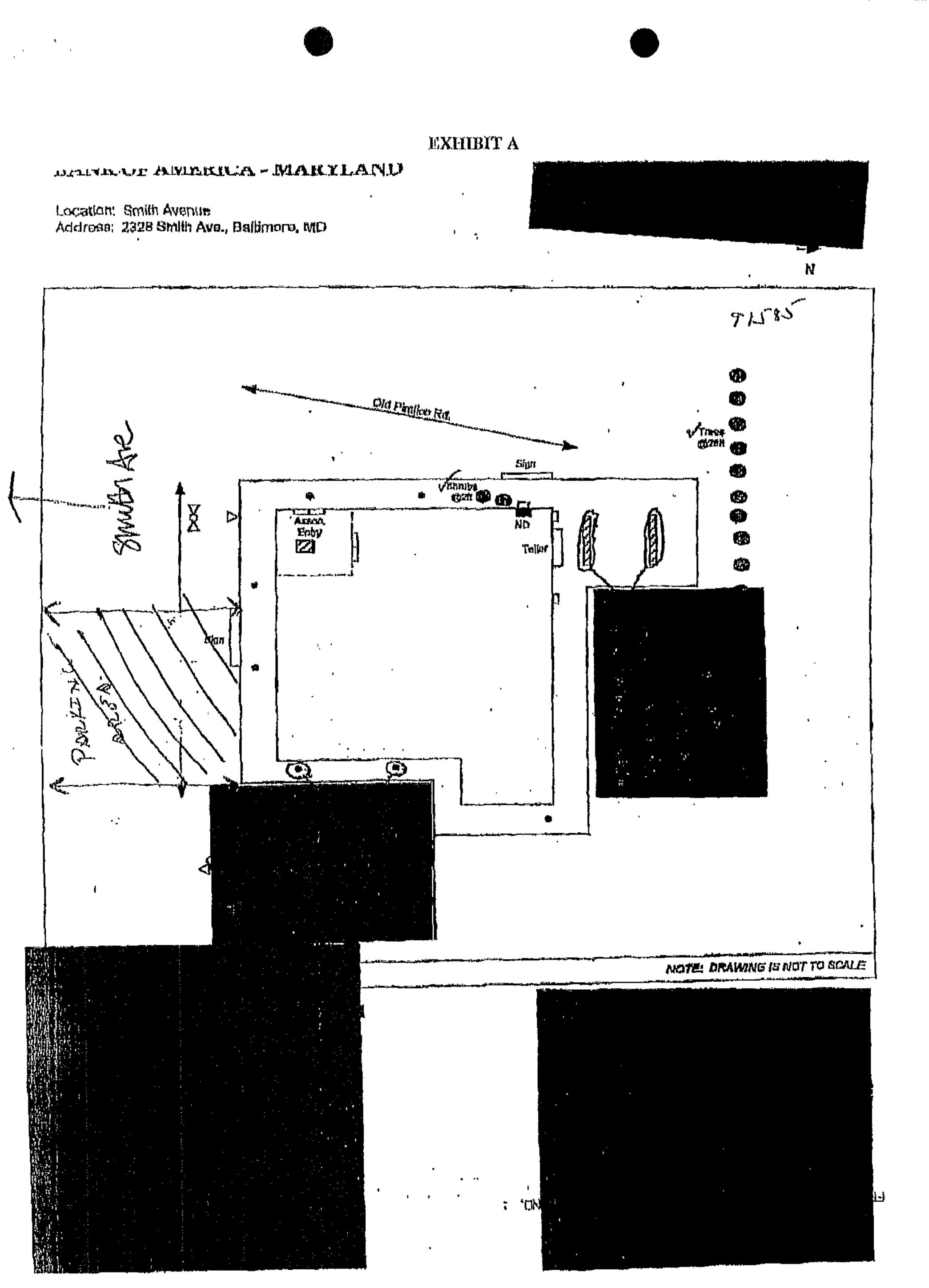
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed under their respective seals all as of the day and year first above written.

LESSOR: BANK OF AMERICA, N.A.

BY: Sheny	Curnan Watts
NAME: Shory	monga watts
TITLE: LYST	U.P.

LESSEE: BAIS MEDRASH OF RANCHLEIGH

BY: ()	John J	1	Bu	~e~	,	
NAME:	ALLAN	2_	NAI	14(A	J	
TITLE:	PRG.	s 🖒	<u>に</u> り	T		
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As to Lessor:

Bank of America, N.A. 525 North Tryon Street

NC1-023-03-03

Charlotte, North Carolina 28255 Attention: Lease Administration

As to Lessee:

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indemnify and hold Lessor harmless from and against any and all liabilities, costs, claims, expenses, and/or causes of action which Lessor may incur in connection with or arising out of the use of the Spaces by Lessee or its employees, agents, invitees, or licensees.

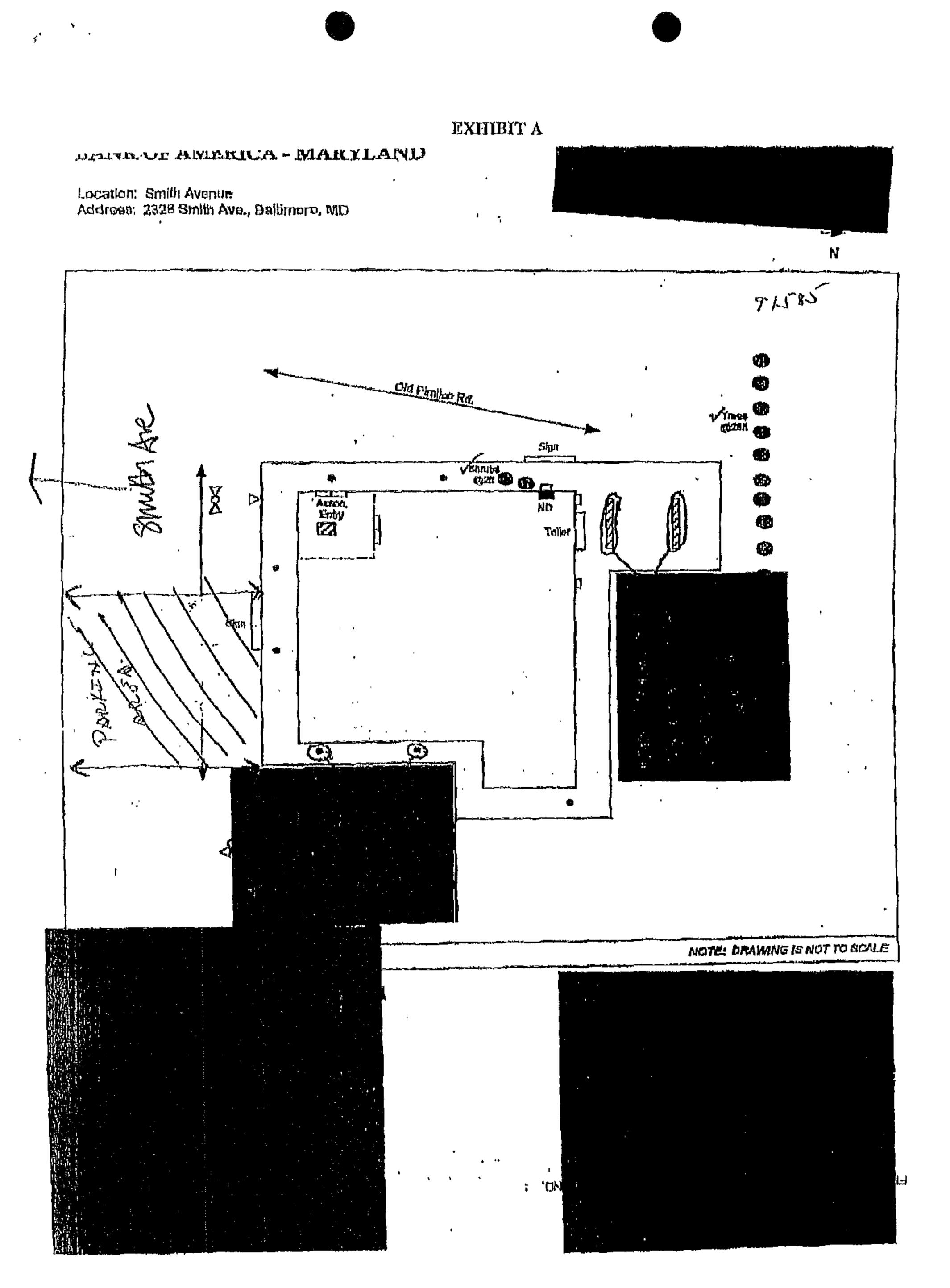
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LESSOR: BANK OF AMERICA, N.A.

BY: She	un a	on an	Watts	<u>, </u>
NAME: SA TITLE:	erry ('no	nan Wa	itts	
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			191 Line 6 ha us in	

LESSEE: BAIS MEDRASH OF RANCHLEIGH

BY: (Uhl Mauri	
NAME:	ALLAN Z-NAIMAN	
TITLE:	PRESIDENT	
Attest: (Rodulle & Daiman	



Baer, R' Simcha	6509 Gardenwick Rd.
Balter, Kuti	6212 Ivymount Rd
Bamberger, R' Asher	6501 Glenwick Ct.
Blass, David	6601 Baythorne Rd
Bluth, Simcha	6514 Edenvale Rd
Cline, Dr. Harold	6611 Amleigh Rd
Cooper, R' Label	6610 Chelwood Rd
Cooperman, Michoel	2712 Smith Ave.
Diskind, R' Pesach	6604 Amleigh Rd
Friedman, R' Yitzchak	6614 Chelwood Rd
Golub, R' Eliezer	6511 Edenvale Rd
Hack, Dovid	6609 Chelwood Rd
Kastor, David	2505 Hal Cir.
Khuvis, Khaim	47 Ironwood Ct.
Kimmelfeld, Roman	6500 Edenvale Rd
Kliger, R' Mordechai	6511 Deancroft Rd
Kravetz, R' Moshe	2702 Smith Ave.
Leder, R' Louis	6611 Pimlico Rd
Levine, Baruch	6611 Deancroft Rd
Malkiel, Ed	
Menchel, R' Danny	6605 Amleigh Rd
Meth, Reuven	6507 Deancroft Rd
Millstone, R' Tzvi	2508 Summerson Rd.
Myers, Paltiel	6600 Deancroft Rd
Naiman, Abba Zvi	6616 Chelwood Rd
Naiman, Irvin	6531Gardenwick Rd.
Piekarz, David	6600 Plimico Rd.
Reifer, Dov	2414 Hunt Rd.
Reiner, Dr. Barry	6619 Chelwood Rd
Rock, Moshe	6613 Chelwood Rd
Rothschild, Chaim	2323 Micarol Rd
Ryback, Yossi	6317 Green Meadow Pkwy
Strauss, Yitzchok	2510 Smith Ave
Sugar, Chaim	2510 Hal Cir.
Weiss, Fred	6505 Baythorne Rd
Wetstein, Yossi	2707 Summerson Rd.

6504 Edenvale Rd

1109

Wiener, Arnon

Petitioner's Chibits (An-4W) (Alotographs) 04-215-5PHA








































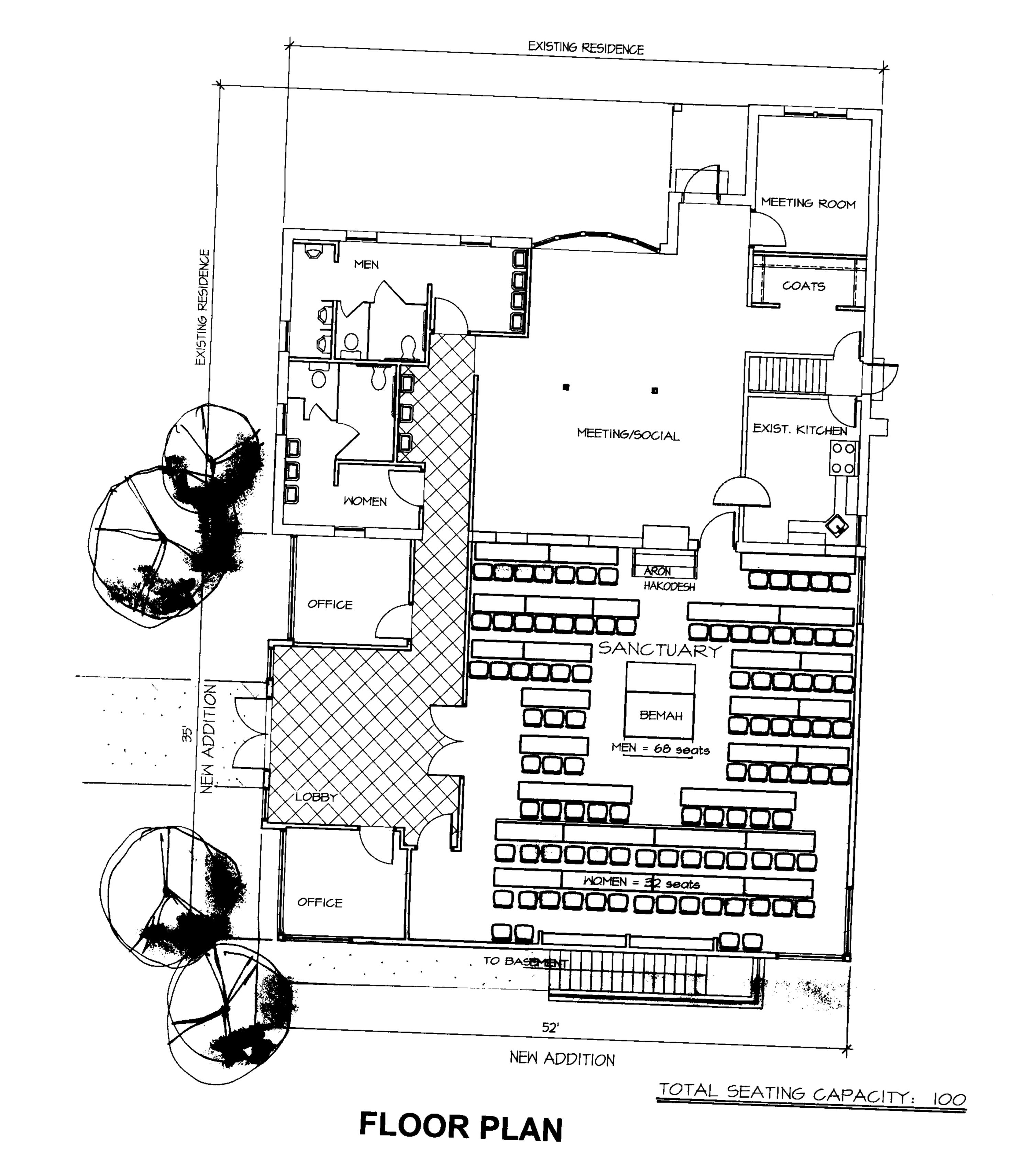


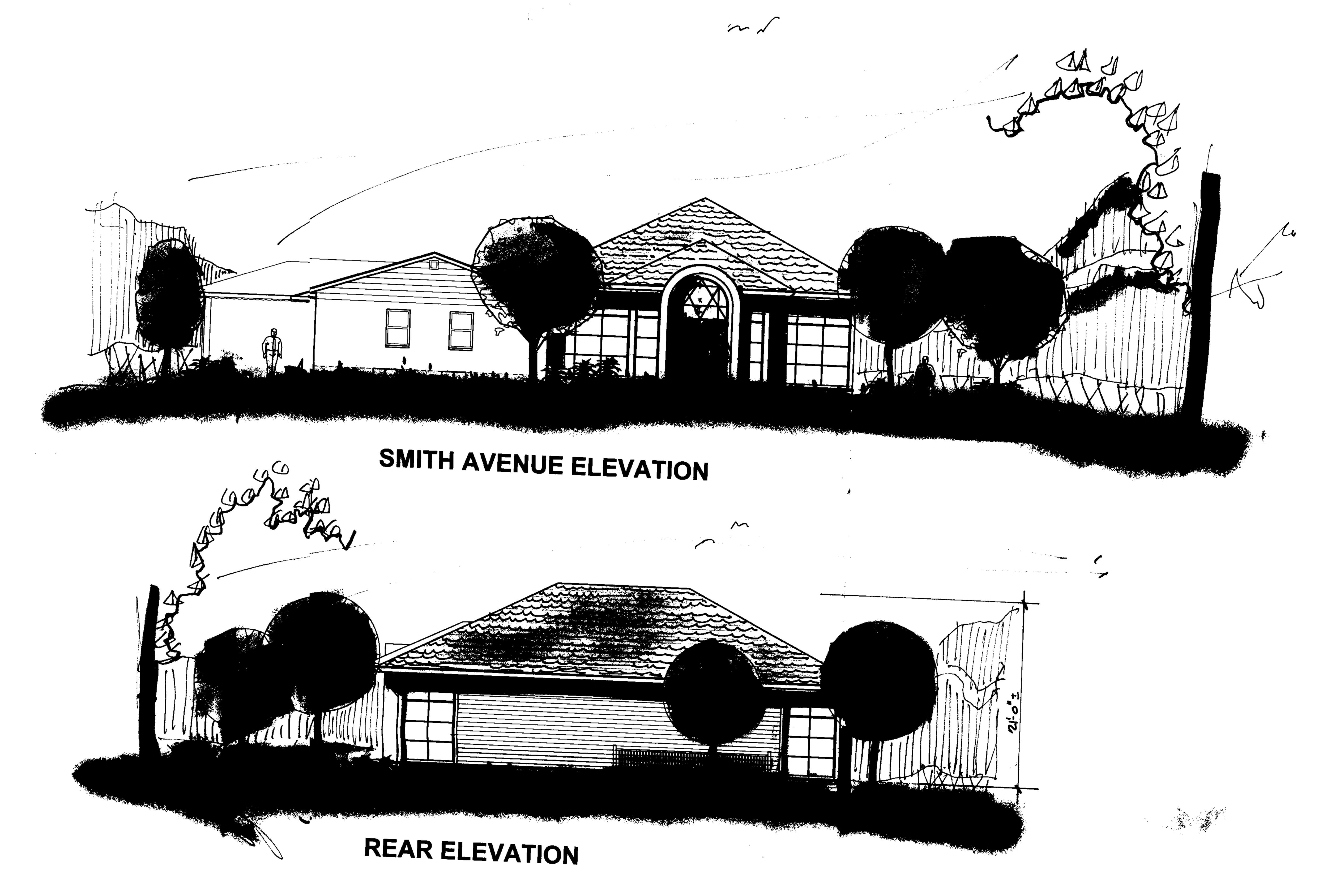












PROPOSED ADDITION AND ALTERATIONS TO:

BAIS MEDRASH OF RANCHLEIGH

2-4-04

6618 DEANCROFT ROAD BALTIMORE COUNTY, MARYLAND FISHMAN-CURRY AND ASSOCIATES
ARCHITECTS & PLANNERS
66 PAINTERS MILL ROAD, SUITE 8
OWINGS MILLS, MARYLAND
410-581-5800

1010

