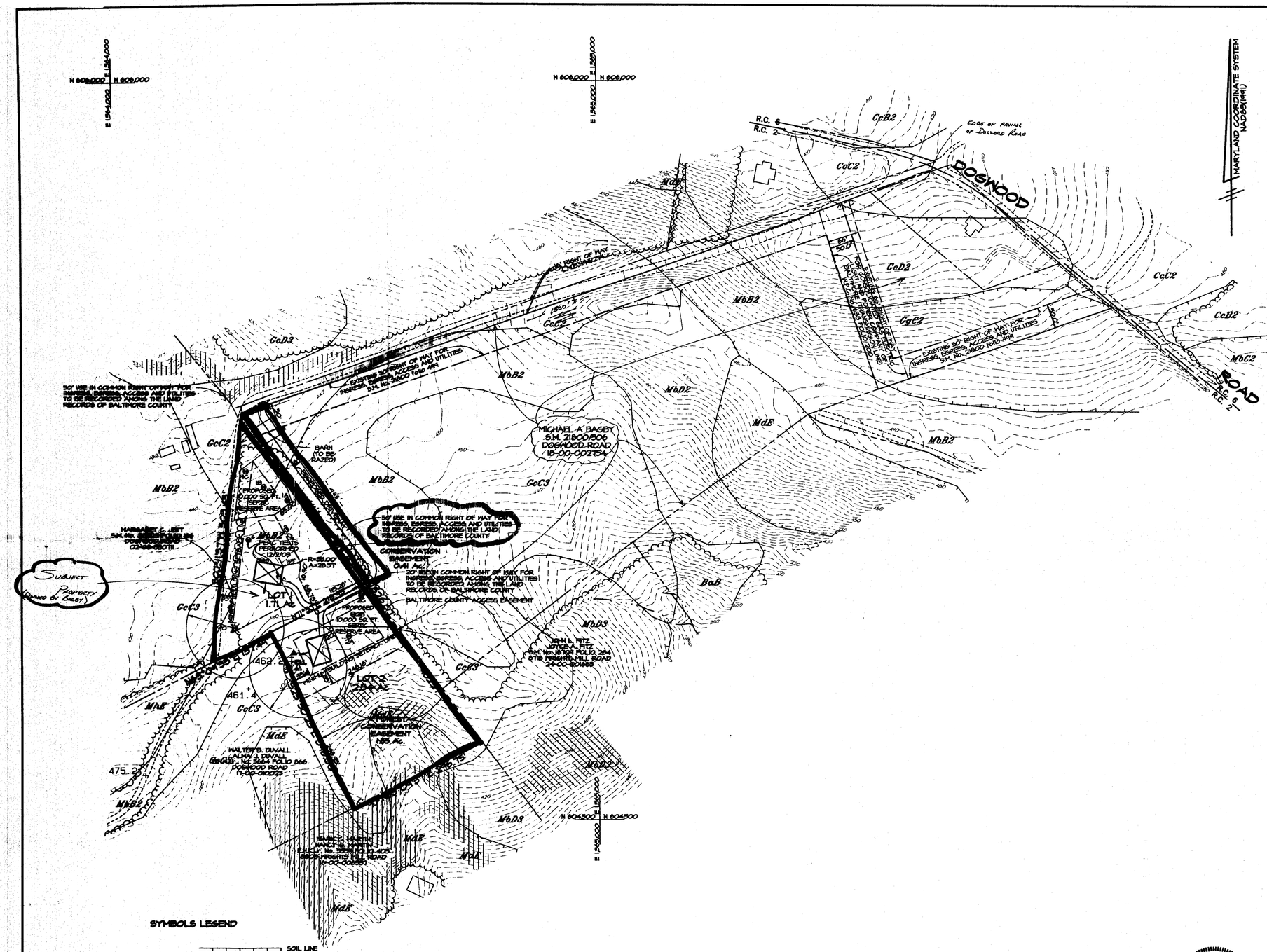
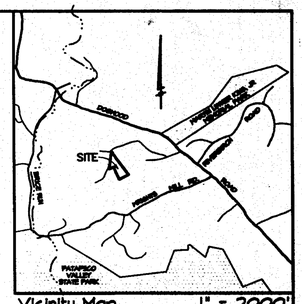
PETITIONER'S EXHIBIT NO.




SITE
DOGWOOD
PROPOSED 50' WIDE ACCESS EASEMENT
MEADOW HILL ROAD
PROPOSED 50' WIDE ACCESS EASEMENT
PROPOSED 50' WIDE ACCESS EASEMENT
PROPOSED 50' WIDE ACCESS EASEMENT

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE South Side of Locustvale Road, at Intersection Of Locustvale & Dulaney Valley Roads 9th Election District 5th Councilmanic District	*	BEFORE THE DEPUTY ZONING COMMISSIONER FOR
	*	BALTIMORE COUNTY
(958 Dulaney Valley Road) Goucher College, *Legal Owners*	*	CASE NO. 06-401-SPHA
(956 Dulaney Valley Road) Institute for Christian and Jewish Studies *Legal Owners*	*	
Petitioners	*	

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed by the legal owners of the subject property, Goucher College and Institute for Christian and Jewish Studies (hereinafter ICJS). The Petitioners are requesting Special Hearing and Variance relief for properties owned at 958 and 956 Dulaney Valley Road in the Towson area of Baltimore County.

The Special Hearing request is filed pursuant to Sections 500.7 and 1B01.1B.g(6) of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine the residential transition area.

The Variance request is filed pursuant to the following:

- Section 1B01.2.C.1.a of the B.C.Z.R. - to permit a minimum corner street side yard depth of 28 feet in lieu of the required 35 feet;
- Section 1B01.2.C.1.a of the B.C.Z.R. to permit a minimum front yard depth of 38 feet in lieu of the required 50 feet;
- Section 409.4.A of the B.C.Z.R. to permit driveway for two-way movement with a minimum width of 17 feet in lieu of the required 20 feet, and

ORDER RECEIVED FOR FILING
Date 4-19-06
By

- Section 1B01.1.B.1, if necessary, to permit residential transition area buffer and residential transition area setbacks a minimum of 10 feet in lieu of the required 50-foot residential transition area buffer and 75-foot residential transition area.

The property was posted with Notice of Hearing on March 11, 2006, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on March 9, 2006, to notify any interested persons of the March 27, 2006 hearing.

Amended Petition

Mr. Jablon indicated that in response to the ZAC comment by the State Highway Administration regarding the entrance onto State Route 146 (Delaney Valley Road), the Petitioner modified the site plan as shown in exhibit 1 B. The result is one way traffic from Dulaney Valley Road through the site exiting on Locustvale Road. These redline changes in turn eliminated the need for variance request no. 3, the request for width relief for two way traffic.

Applicable Law

Section 500.7 of the B.C.Z.R. *Special Hearings*

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

Section 307 of the B.C.Z.R. – ***Variances***.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in

ORDER RECEIVED
Date 4-17-06
By

residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) Comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the State Highway Administration dated March 13, 2006 and the Office of Planning dated March 16, 2006 in support of the requested relief, copies of which are attached hereto and made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the requested Special Hearing and Variance relief were Rev. Chris Leighton, Rabbi Joel Zaiman, Richard Truelove, P.E., Inc., who prepared the site plan and Frank Heintz from the ICJS Planning Board. Arnold Jablon, Esq. and David H. Karceski, Esq. represented the Petitioners. David Clayton Esq. and Michele Ekarius appeared at the hearing in opposition to the requested relief. Richard Parsons representing the Greater Towson Community Council attended the hearing as an interested citizen. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Jablon proffered that the subject property consists of two lots zoned RC 5 with frontage on Dulaney Valley Road at Locustvale Road across from Goucher College. One lot is owned by the College and the other owned by ICJS. The Goucher lot is improved by a two story single family dwelling and garage which the College now uses to house visiting scholars.

ORDER RECEIVED FOR FILING
Date 4-19-06
By Deborah Dopp

properties are improved with single family dwellings. The Dulaney Valley Apartments zoned RAE 2 are located to the south of the site. The Petitioners presented a letter of support from the managing partner of these apartments, Petitioners' exhibit 8.

Mr. Truelove opined that the property is unique from a zoning perspective. While he noted that there was no definition of "neighborhood" in the zoning regulations, neighborhood is defied for compatibility purposes in section 32-4-402 of the BCC. In his view neighborhood to be considered in this case should be the wider Towson area. He indicated that the proximity of the site to Goucher, the County seat, Towson University, etc. made the location ideal for the ICJS mission. In addition he opined that the site was irregular as corner lots.

Rev. Leighton, the Executive Director of ICJS, indicated that ICJS's mission was to try to disarm religious hostilities which unfortunately have existed for centuries between Christians and Jews. He noted the programs conducted were both intellectual and spiritual. He explained that ICJS has approximately 500 dues paying members, and mail to 5,000 to 6,000 persons in the US, Canada and Israel announcing its programs which are conducted by both clergy and lay persons. Presently hours of operation are 8:30 AM to 5 PM but there are special events between 7 PM and 9:30 PM. There are 6 full time and 3 part time employees. Programs regularly have 20 to 35 persons in attendance but can have up to a maximum of 40 persons. Larger meetings occur twice a month and meetings with 20 or more persons occur 5 times per month.

As a clergyman he opined that ICJS programs addressed spiritual needs, were directed toward self understanding and regularly examined sacred text of each faith. He indicated that such study is a form of prayer. In addition he pointed out that the floor plan of the completed building provides for 48 seats in the Hall of Study/ Worship Center as well as office space and meeting rooms. See Petitioners' exhibit 5.

ORDER RECEIVED FOR FILING
Date 4-15-09
By

In regard to the subject site he indicated that it was important to the ICJS mission to have a site which had good access to major roads such as the Beltway, Dulaney Valley Road, etc. for visiting scholars and program participants. In addition the site is close to Towson University which also programs conducted by ICJS. He indicated that the design of the building is compatible with the neighborhood as shown in the rendering, Petitioners' exhibit 6.

Upon questioning by the protestants he could not estimate the percentage of programs that were studies versus those that were religious worship as the two functions were integrally connected. He denied that ICJS characterized its functions as religious worship to get around the RTA requirements. He noted that employees and participants will park on the lot shown on the site plan but that overflow parking could be directed to park on the Goucher campus. He believed that it was feasible to control overflow parking in this manner insuring these participants would not park on Locustvale Road. Finally he denied that the ICJS offices and programs could be or should be located on the Goucher campus as ICJS is a separate entity from Goucher although it will work with Goucher.

Rabbi Zaiman testified that the proposed use was a house of worship from the Jewish perspective. He noted that the ICJS's mission is to study God's word, a form of worship in the Jewish tradition.

Richard Parsons representing the Greater Towson Community Council indicated that his organization did not object to the requested relief. Frank Heintz Chairman of the Planning Board of ICJS supported the requests.

The protestants are property owners on Locustvale Road. Mr. Clayton indicated that he objects to the requested relief because this use of the property was out of character with the neighborhood which is single family residential. He noted that the proposed building will be

ORDER RECEIVED FOR FILING
Date 4-19-07
By

twice the size of adjacent single family dwellings. He also noted that there already is a parking problem on Locustvale Road from the overflow parking from the offices along Dulaney Valley Road north of the Goucher lot (not the subject lot) on the northwest corner of Locustvale Road and Dulaney Valley Road. These offices are in the ROA zone indicated in the zoning map. He noted that the Petitioner proposes to hold meetings with 40 persons twice a month and the proposed parking can not hold such a crowd. If built as proposed, the excess parking would be on Locustvale Road which can not handle any more parking.

He also argued that RTA does apply to this case as this use is obviously not a church but rather it is an institute for studies. He opined that the essence of the ICJS effort is to hold conferences and provide office space not worship. He noted that Goucher College is not a religious institution. Finally he indicated that having such an institute at the end of Locustvale Road will change the residential character of the neighborhood.

Ms. Ekarius, another nearby property owner reiterated Mr. Clayton's objections noting that 15 cars a day already park on Locustvale Road from the offices along Dulaney Valley Road. She argued that the primary use is not worship. She noted that ICJS can build without the variances and meet the RTA requirements.

In summary Mr. Jablon argued that he proposed landscaping meets the intent of the RTA and there is no need to buffer this use against apartments to the south or Goucher properties to the west, north and east. In regard to parking he pledged that Goucher will provide additional parking on the Goucher campus from where participants at the ICJS programs can walk to the subject property. He presented the Webster's Dictionary definition of worship and argued that this use met that definition.

ORDER RECEIVED FOR FILING
Date 4-19-02
By

Findings of Fact and Conclusions of Law

Not every building in which people pray and study sacred scripture is a house of worship. No one would argue that a hotel that has regular prayer breakfasts is a house of worship. While I acknowledge ICJS programs involve prayer and study of scared text, I do not find that the uses ICJS proposes for this property makes the building a house of worship. In holding this I do not doubt that from a theological perspective ICJS programs are acts of worship. However we must look at this issue in terms of zoning not theology. The question in zoning is what impact will this use have on the neighborhood? Is the impact like a church or house of worship or something else? To examine this issue one can review the parking regulations for churches and houses of worship. Parking is specified at one space for every four seats in the principal place of worship. This clearly implies the regulations envisioned perhaps a family of four driving to the site for a weekend service. In this scenario there is no need to have parking for staff as the office serving the church or house of worship would be closed on the weekend. Presumably on the average, numbers of persons attending would match the number of seats provided so that a ratio of seats to parking spaces makes sense. Finally the church or house of worship can not control the number of persons attending. When holding services they simply throw the doors open and who ever wants to enter whether members or the public are welcome. Attendance during holy days may dwarf regular attendance. So some averaging of parking spaces based on the number of seats is necessary. Finally there is little likelihood that if offices are nearby, those offices will be operating on a weekend. So shared parking on the street with offices is possible.

In contrast to the above, ICJS has its full staff on site when it holds its programs. In this case there would be 6 full time and 3 part time staff members who need to park on site. This leaves perhaps 11 parking spaces for all other activities on site. The floor plan for the first floor

ORDER RECEIVED FOR FILING
Date 4-19-08
By

shows room for 2 full time scholars and 4 part time scholars. Assuming the ICJS program is successful as we must, there would be 5 parking spaces left for the remaining activities on site. The second floor plan shows media and lounge area, a conference room and balcony terrace. Clearly all proposed parking spaces could be taken by these uses. Now add to this a Hall of Study/Worship Centre on the second floor which seats 48 people. There would be no place for these people to park on site. The obvious result will be these participants will park off site on Locustvale Road which the residents describe as already burdened with overflow from the nearby offices which are in full swing on weekdays.

On the other hand the ICJS mission is not only worthy but holy. This is exactly the right location for some kind of ICJS facility. It lies across from Goucher College with whom it will work closely. It has easy access to the Beltway, Towson University etc. In addition the building although larger than adjacent single family homes will be in scale and style with the neighborhood. This a needed use, a valuable program and help to the community. But the problem is parking.

I find that the ICJS use is not a house of worship from a zoning standpoint, but rather it is an "other religious institution" as listed in Section 1B01.1 A3 of the BCZR. As such, the use is permitted by right in this zone.

Having found the proposed use not a house of worship, the use is not eligible for the exception requested from the RTA regulations under Section 1B01.B.1g. That said however I will grant the requested variances from the RTA regulations under Section 1B01.B 1c (2) as I find the landscape plan submitted will mitigate the impact of the proposed use on the adjoining properties which to a large extent are owned by Goucher College. To assure this result I will order the Petitioner to submit the landscape plan for the review and approval of the Baltimore

ORDER RECEIVED FOR FILING
Date 4-19-22
By

County Landscape Architect. Consequently I find that the reduction in the RTA will not adversely impact the neighborhood or development on adjacent land.

In regard to the variances requested, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. This is a corner lot next a major State road. It is surrounded by institutional uses (Goucher properties) and apartments. Therefore I find the property unique in a zoning sense.

I also find strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. Clearly the Petitioner would not be able to build the building to the size needed. Residential density beyond that otherwise allowable by the Zoning Regulations is not an issue.

Finally I find if the parking is arranged as below that these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. I find that the use proposed from a parking standpoint is controlled by Section 409.6.4 "College, university, business, trade or technical school" in which the requirements are 1 parking space per employee, plus visitor spaces and student parking as determined by the Zoning Commissioner.

Considering there are nine full and part time employees, the Petitioner would need 9 spaces. I recognize the part time employees may not all work on the same day in fact but I have no information that they could share parking. As outlined above if all the other conference, scholar and media rooms are full, there would be no room to park for the 48 persons attending the ICJS program. I hope that the Petitioner will realize how the size of the building is far larger than parking spaces proposed. This is not good for the ICJS program in the long run as well as

ORDER RECEIVED FOR FILING
Date 4-19-02
By

the neighborhood. Finally I would like to point out that the zoning regulations require full on site parking.

On the other hand there surely will be some pedestrian traffic to the site from the College campus and the Goucher properties adjacent to the site. It is equally obvious that the building would rarely be absolutely full. Programs do not always occur simultaneously nor are fully utilized. Parking for such uses does not have to be simply a mathematical worse case. The parking regulations do not specify worse case requirements but rather reasonable averages. I found Section 409.6.4 "College, university, business, trade or technical school" applies to this case. These regulations specify one parking space per employee, plus visitor spaces and student parking as determined by the Zoning Commissioner.

Given all the above I will grant the requested relief but limit the number of persons using the ICJS facility to 1.5 times the number of parking spaces provided on site or on the Goucher campus or adjacent Goucher properties. This means that with 20 spaces provided in the plan as shown, the total number of employees and participants may not exceed 30 persons. If there are 9 employees then there can be no more than 21 participants in programs. Again fortunately ICJS has absolute control over the numbers of employees and participants in site. If, as and when Goucher provides a parking lot across Dulaney Valley Road or on their properties west of the Dulaney Valley Road, ICJS may increase the number of employees and participants at the ratio of 1.5 per space provided off site.

I recognize the Petitioners' pledge to park all excess vehicles on the Goucher campus. I accept this offer as genuine and honest. However to propose ICJS participants use existing parking on the Goucher campus and walk over to the ICJS facility is simply not going to work. Based on Petitioners' exhibit 4, the aerial photograph of the area, the nearest Goucher parking lot

ORDER RECEIVED FOR FILING
Date 4-15-96
By

is at least 1000 feet away from the ICJS facility. To think even with a strong request by ICJS that participants will walk from the Goucher lot is not reasonable. Participants will park on Locustvale Road.

However if Goucher would build a lot of perhaps 32 spaces on Dulaney Valley Road directly across from ICJS there would be a workable solution. Should that occur participants could easily walk across Dulaney Valley Road to the subject site. However I am not optimistic that when Goucher really looks at this, they would build a parking lot at their attractive entrance to the College. I could be wrong about this.

Special Hearing

For the reasons given above I will deny the relief requested in the special hearing regarding exception to the RTA.

Variance

For the reasons given above and with the conditions imposed I will grant the requested relief regarding setback and RTA variances with conditions.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' Special Hearing request should be denied; however I will grant the variance relief with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 19th day of April, 2006, that the Petitioners' Special Hearing request filed pursuant to Sections 500.7 and 1B01.1B.g(6) of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine the residential transition area, be and is hereby DENIED.

IT IS FURTHER ORDERED that the Petitioners' Variance request filed pursuant to

ORDER RECEIVED FOR FILING
Date 4-19-06
By

Section 1B01.2.C.1.a of the B.C.Z.R to permit a minimum corner street side yard depth of 28 feet in lieu of the required 35 feet, Section 1B01.2.C.1.a of the B.C.Z.R. to permit a minimum front yard depth of 38 feet in lieu of the required 50 feet, and Section 1B01.1.B.1, to permit residential transition area buffer and residential transition area setbacks a minimum of 10 feet in lieu of the required 50-foot residential transition area buffer and 75-foot residential transition area as shown in Petitioners' exhibit 1 B, be and are hereby GRANTED, subject to the following conditions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition; and
2. The Petitioners must be in compliance with the ZAC comments submitted by the State Highway Administration dated March 13, 2006, a copy of which is attached hereto and made a part hereof should this be different from that shown on Petitioners' exhibit 1 B; and
3. The Petitioner shall limit the number of employees and participants in its programs to 1.5 times the number of parking spaces provided on site or off site within 200 feet of the subject property; and
4. The Petitioner shall submit a landscape plan to the Baltimore County Landscape Architect for review and approval which shall reflect the spirit and intent of the RTA buffer regulations; and
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.

IT IS FURTHER ORDERED that the Petitioner's request for variance from Section 409.4.A of the B.C.Z.R. to permit driveway for two-way movement with a minimum width of 17 feet in lieu of the required 20 feet, is hereby DENIED without prejudice having been withdrawn.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy

JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:dlw

ORDER RECEIVED FOR FILING
Date 4-19-06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

April 19, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Arnold Jablon, Esquire
David H. Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

Re: Petition for Variance
Case No. 06-401-A
Property: 956 & 958 Dulaney Valley Road

Dear Messrs. Jablon & Karceski:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner
for Baltimore County

JVM:dlw
Enclosure

c: Rev. Chris Leighton, 505 Hawthorn Road, Baltimore, MD 21210
Frank Heintz, 18 Charles Lane, Towson, MD 21204
Richard Parson, 412 Woodbine Avenue, Towson, MD 21204
Rabbi Joel Zaiman, 1 Talton Court, Baltimore, MD 21208
Goucher College, c/o W. Thomas Phizacklea, VP Finance, 1021 Dulaney Valley Road, Towson, MD 21204
David W. Clayton, 906 Locustvale Road, Towson, MD 21204
Michele Ekarius, 908 Locustvale Road, Towson, MD 21204
People's Counsel; Avery Harden, Baltimore County Landscape Architect; Case File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 958 Dulaney Valley Road and 956 Dulaney Valley Road

which is presently zoned DR 3.5

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

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 DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman / David H. Karceski

Name - Type or Print

Robert A Hoffman /DHK

Signature

Venable LLP

Company

210 Allegheny Avenue (410) 494-6200

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue (410) 494-6200

Address — Telephone No.

Towson, MD 21204

City — State — Zip Code

Case No. 06-401 SPHA

ORDER RECEIVED FOR FILING
Date 4-19-06
By

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JCM Date 2-16-06

ATTACHMENT TO PETITION FOR VARIANCE

1. Variance to permit a minimum corner street side yard depth of 28 feet in lieu of the required 35 feet, pursuant to Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations ("BCZR").

2. Variance to permit a minimum front yard depth of 38 feet in lieu of the required 50 feet, pursuant to BCZR Section 1B01.2.C.1.a.

3. Variance to permit driveway for two-way movement with a minimum width of 17 feet in lieu of the required 20 feet, pursuant to BCZR Section 409.4.A.

4. Variance, if necessary, to permit residential transition area buffer and residential transition area setbacks a minimum of 10 feet in lieu of the required 50-foot residential transition area buffer and 75-foot residential transition area, pursuant to BCZR Section 1B01.1.B.1.

ORDER RECEIVED FOR FILING
Date 4-19-01
By

PETITION FOR VARIANCE
SIGNATURE PAGE

958 Dulaney Valley Road

LEGAL OWNER:

Goucher College
1021 Dulaney Valley Road
Baltimore, Maryland 21204
(410) 337-6130

By: W. Thomas Phizacklea,
Vice President for Finance

W. Thomas Phizacklea

ORDER RECEIVED FOR FILING
Date 4-15-02
By

PETITION FOR VARIANCE
SIGNATURE PAGE

956 Dulaney Valley Road

LEGAL OWNER:

Institute for Christian and Jewish Studies
1316 Park Avenue
Baltimore, Maryland 21217
(410) 523-7227

By: Kathryn K. Hoskins, President

Kathryn Kelly Hoskins

ORDER RECEIVED FOR FILING
Date 4-19-09
By

TO1DOCS1/#219179 v1

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 958 Dulaney Valley Road and 956 Dulaney Valley Road

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHED

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

Legal Owner(s):

SEE ATTACHED
Name - Type or Print

Signature

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman / David H. Karceski
Name - Type or Print

Robert A Hoffman / dk
Signature

Venable LLP
Company

210 Allegheny Avenue 410-494-6200
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue 410 494 6200
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 4-15-99
By

Case No. 06-401SPHA

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date 2.16.06

ATTACHMENT TO PETITION FOR SPECIAL HEARING

Special hearing to determine the residential transition area, pursuant to Sections 1B01.1.B.g(6) and 500.7 of the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING
Date 4-15-05
By

RICHARD J. TRUELOVE, P.E., INC.
CIVIL ENGINEER

406 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204-4228

(410) 494-4914
FAX (410) 296-5326

ZONING DESCRIPTION 956 DULANEY VALLEY ROAD

Beginning for the same at a point on the south side of Locustvale Road, 50' wide. Said point being at the end of the intersection fillet of Locustvale Road and west side of Dulaney Valley Road (State Route 146). Running on the west side of Dulaney Valley Road South 08° 34' 11" West 118.92 feet, thence South 06° 53' 11" West 24.77 feet. Thence, leaving the west side of Dulaney Valley Road and running the following courses and distances viz:

(1) North 83° 06' 49" West 188.84 feet thence,
(2) North 28° 38' 50" East 194.99 feet to the south side of Locustvale Road thence,

Along the south side of Locustvale Road by a curve to the left with a radius of 229.00 feet for a distance of 80.25 feet, the chord of said curve being South 71° 23' 28" East 79.84 feet, thence, South 81° 25' 49" East 22.47 feet, thence along the intersection fillet by a curve to the right with a radius of 20.00 feet for a distance of 31.42 feet, the chord of said curve being South 36° 26' 10" East 28.29 feet,to the place of beginning

Containing 26,370 square feet, or 0.605 acres of land, more or less.

Being all of that property recorded in the land records of Baltimore County in Liber W.J.R. 3558 Folio 325 and Liber S.M. 11664 Folio 534. Located in the Ninth Election District, Fifth Councilmanic District, of Baltimore County, Maryland. Also known as 956 Dulaney Valley Road.

December 22, 2005
reports\zondesc\ICJS.doc

STATE OF MARYLAND
RICHARD TRUELOVE
No. 10300
PROFESSIONAL ENGINEER

Richard John Truelove P.E.

recycled paper

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

401

No. 4208

DATE 2-16-06 ACCOUNT Rent-006-6150

AMOUNT $ 650.00

RECEIVED FROM: Venable 958 Dulaney Valley Rd.

FOR: SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

AMOUNT 650.00

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #06-401-SPHA
958 Dulaney Valley Road & 956 Dulaney Valley Road
South side of Locustvale Road, at the intersection of Locustvale & Dulaney Valley Roads
9th Election District - 5th Councilmanic District
Legal Owner(s): Goucher College, by W. Thomas Phizacklea, Vice-President for Finance and Institute for Christian and Jewish Studies, by Kathryn K. Hoskins, President

Special Hearing: To determine the residential transition area requirements.

Variance: To permit a minimum corner street side yard depth of 28 feet in lieu of the required 35 feet, and to permit a minimum front yard depth of 38 feet in lieu of the required 50 feet, and to permit a driveway for two-way movement with a minimum width of 17 feet in lieu of the required 20 feet and to permit residential transition area buffer and residential transaction area setbacks a minimum of 10 feet in lieu of the required 50-foot residential transition area buffer and 75-foot residential transition area.

Hearing: Monday, March 27, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

3/130 Mar. 9 86981

CERTIFICATE OF PUBLICATION

3/9/, 2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/9/, 2006.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 06-401-SPHA

Petitioner/Developer: GOUCHER COLLEGE

Date of Hearing/Closing: 3-27-06

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

ATTN: Kristen Matthews {(410) 887-3394}

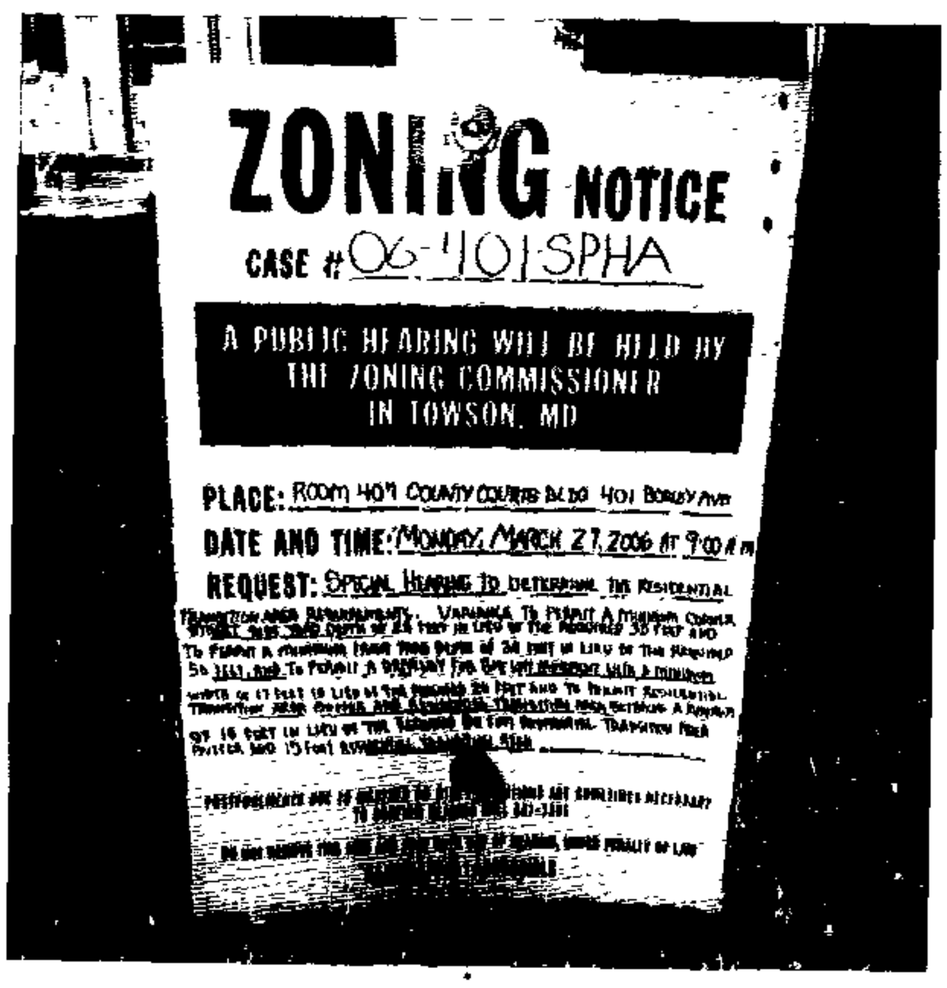
Ladies and Gentlemen:

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:

958 DULANEY VALLEY RD AND 956 DULANEY VALLEY RD

The sign(s) were posted on 3-11-06
(Month, Day, Year)

Sincerely,



Robert Black 3-14-06
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

RE: PETITION FOR SPECIAL HEARING AND VARIANCE 956 & 958 Dulaney Valley Rd; S/S Locustvale Road, @ Locustvale & Dulaney Valley Roads 9th Election & 5th Councilmanic Districts Legal Owner(s): Goucher Collefe by W. Thomas Phizackles Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 06-401-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of March, 2006, a copy of the foregoing Entry of Appearance was mailed Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
MAR 02 2006
Per

CORRECTION NOTICE

CASE # 06-401

#4 OF VARIANCE

VARIANCE, IF NECESSARY, TO PERMIT RESIDENTIAL TRANSITION AREA BUFFER AND RESIDENTIAL TRANSITION AREA SETBACKS A MINIMUM OF 10 FEET IN LIEU OF THE REQUIRED 50-FOOT RESIDENTAIL TRANSITION AREA BUFFER AND 75-FOOT RESIDENTIAL TRANSITION AREA, PURSUANT TO BCZR SECTION 1B01.1B.1.

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: 401

Petitioner: Goucher College

Address or Location: 954 & 958 Dulaney Valley Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson, MD. 21204

Telephone Number: 410-494-6244

Revised 7/11/05 - SCJ

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

Baltimore County

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

February 28, 2006

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: 06-401-SPHA
958 Dulaney Valley Road & 956 Dulaney Valley Road
South side of Locustvale Road, at the intersection of Locustvale & Dulaney Valley Roads
9th Election District—5th Councilmanic District
Legal Owner: Goucher College, by W. Thomas Phizacklea, Vice-President for Finance and Institute for Christian and Jewish Studies, by Kathryn K. Hoskins, President

Special Hearing to determine the residential transition area requirements.

Variance to permit a minimum corner street side yard depth of 28 feet in lieu of the required 35 feet, and to permit a minimum front yard depth of 38 feet in lieu of the required 50 feet, and to permit a driveway for two-way movement with a minimum width of 17 feet in lieu of the required 20 feet and to permit residential transition area buffer and residential transaction area setbacks a minimum of 10 feet in lieu of the required 50-foot residential transition area buffer and 75-foot residential transition area.

Hearing: Monday, March 27, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco

Timothy Kotroco
Director

TK:raj

C: Robert A. Hoffman, Esq. & David H. Karceski, Esq., Venable LLP, 210 Allegheny Ave., Towson, MD 21204
W. Thomas Phizacklea, Vice-President, Finance, Goucher College, 1021 Dulaney Valley Road, Towson, MD 21204
Kathryn K. Hoskins, President, Institute for Christian & Jewish Studies, 1316 Park Ave., Baltimore, MD 21217

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 11, 2006.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-339

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 9, 2006 Issue - Jeffersonian

Please forward billing to:
Amy Dontell (410-494-6244)
210 Allegheny Ave.
Towson, MD 21204

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-401-SPHA
958 Dulaney Valley Road & 956 Dulaney Valley Road
South side of Locustvale Road, at the intersection of Locustvale & Dulaney Valley Roads
9th Election District—5th Councilmanic District
Legal Owner: Goucher College, by W. Thomas Phizacklea, Vice-President for Finance and Institute for Christian and Jewish Studies, by Kathryn K. Hoskins, President

Special Hearing to determine the residential transition area requirements.

Variance to permit a minimum corner street side yard depth of 28 feet in lieu of the required 35 feet, and to permit a minimum front yard depth of 38 feet in lieu of the required 50 feet, and to permit a driveway for two-way movement with a minimum width of 17 feet in lieu of the required 20 feet and to permit residential transition area buffer and residential transaction area setbacks a minimum of 10 feet in lieu of the required 50-foot residential transition area buffer and 75-foot residential transition area.

Hearing: Monday, March 27, 2006 @ 9:00 a.m., Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-3868.
(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

Baltimore County

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

March 20, 2006

Robert A. Hoffman
David H. Karcesju
Venable LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 06-401 SPHA, 958 Dulaney Valley Road and 956 Dulaney Valley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 16, 2006.

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.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: *People's Counsel*
Goucher College 1021 Dulaney Valley Road Baltimore 21204

Printed on Recycled Paper

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

SHA State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: March 13, 2006

Ms. Kristen Matthews
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
Towson, Maryland 21204

RE: Baltimore County
Item No. 401 (JCM)
958 & 956 Dulaney Valley Road
MD 146
Mile Post 0.52

Dear Ms. Matthews:

This office has reviewed the referenced Item and has no objection to approval. However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements may be required:

- The proposed 25' wide entrance on to MD 146 shall be restricted to a 17'-20' right-in entrance only.
- We shall require a 17'-20' wide right-out exit only on Locastvale Road. The purpose of this exit would eliminate the need for northbound traffic to make a u-turn on MD 146 and benefit from the protection of the existing traffic signal for that directional movement.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

L. T. Gredlein

Steven D. Foster, Chief
Engineering Access Permits Division

ORDER RECEIVED FOR FILING
Date 4-19-06
By

3/27

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: March 16, 2006

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

SUBJECT: 958-956 Dulaney Valley Road

INFORMATION:

Item Number: 6-401

Petitioner: Goucher College

Zoning: DR 3.5

Requested Action: Variance and Special Hearing

SUMMARY OF RECOMMENDATIONS:
The Office of Planning supports the petitioner's request for variance to permit a minimum corner street side yard depth of 28 feet in lieu of the required 35 feet, a minimum front yard depth of 38 feet in lieu of the required 50 feet, and, if necessary, a residential transition area buffer and transition area setbacks a minimum of 10 feet in lieu of the required 50-foot residential transition area buffer and 75-foot residential transition area provided the proposed signage is restricted to a ground mounted display sign as shown on the plan.
This office respectfully requests this condition be placed in the Zoning Commissioner's order.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\6-401.doc

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

SHA State Highway Administration Driven to Excel

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

Maryland Department of Transportation

Date: March 13, 2006

Ms. Kristen Matthews
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
Towson, Maryland 21204

RE: Baltimore County
Item No. 401 (JCM)
958 & 956 Dulaney Valley Road
MD 146
Mile Post 0.52

Dear Ms. Matthews:

This office has reviewed the referenced Item and has no objection to approval. However we will require the owner to obtain an access permit through our office and as a minimum the following roadway improvements may be required:

- The proposed 25' wide entrance on to MD 146 shall be restricted to a 17'-20' right-in entrance only.
- We shall require a 17'-20' wide right-out exit only on Locastvale Road. The purpose of this exit would eliminate the need for northbound traffic to make a u-turn on MD 146 and benefit from the protection of the existing traffic signal for that directional movement.

Please have their representative contact this office regarding the roadway improvements conditioned to the permit.

Should any additional information be required please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development Management

DATE: March 10, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 13, 2006
Item Nos. 401, 408, 409, 410, 413, 416, 417, 418 and 425

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-03132006.doc

Fire Department

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

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 27,2006

Item No.: 387, 388, 389, 390, 391, 392, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405 and 406

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
Phone(O)410-887-4881
Mail Stop - 1102F

cc: File

Lane Northeast

"Whatever it takes"

MAR 1 7 2006

March 14, 2006

Zoning Commissioner
for Baltimore County
County Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Zoning Case No. 06-401-SPHA
956 and 958 Dulaney Valley Road
Petitions for Variance and Special Hearing

Dear Mr. Zoning Commissioner:

Lane Northeast, LLC. is the managing partner for Dulaney Valley Apartments, LLC, the legal owner of the Dulaney Valley Apartments property, located south of and adjacent to the property at issue in the above-referenced case. As an immediately adjacent property owner, Lane has a significant interest in Case No. 06-401-SPHA.

As we understand it, the Institute for Christian and Jewish Studies, owner of 956 Dulaney Valley Road and contract purchaser of 958 Dulaney Valley Road, has requested zoning relief, which if granted, would allow it to construct a two-story addition to the existing two-story, single-family dwelling on the property. Additionally, ICJS plans to install off-street parking, access Locustvale Road and use an existing entrance onto Dulaney Valley Road to support its daily operation. We have had the opportunity to review the site plan filed in Case No. 06-401-SPHA as well as the architectural renderings for the building addition. Based on this review and conversations with representatives of ICJS, we have become familiar with the proposed improvements to the property, its intended use, and the zoning relief necessary to complete the project. We are aware that ICJS has filed a Petition for Variance to accommodate a 38-foot front yard setback instead of 50 feet and a 28-foot side yard setback instead of 35 feet for your consideration. Additionally, a reduced driveway width onto Dulaney Valley Road and a 10-foot residential transition area and buffer instead of a 75-foot transition area and 50-foot buffer are requested.

Lane Co. supports all the relief necessary to improve the subject property for use by ICJS and believes that the Petitions for Variance and Special Hearing, if approved, would not have any adverse impact on the surrounding community. We, therefore,

320 Broad Street ▪ 2nd Floor ▪ Red Bank, New Jersey 07701 ▪ (732) 933-4150 ▪ (732) 933-4154 Fax

encourage you to approve the zoning relief requested by the Institute for Christian and Jewish Studies.

Thank you in advance for your consideration of this position.

Sincerely,

Jeffrey G. Price, President
Lane Northeast

PLEASE PRINT CLEARLY

CASE NAME ICJS
CASE NUMBER 06-401-SPHA
DATE 3/27/06

PETITIONER'S SIGN-IN SHEET

ICJS

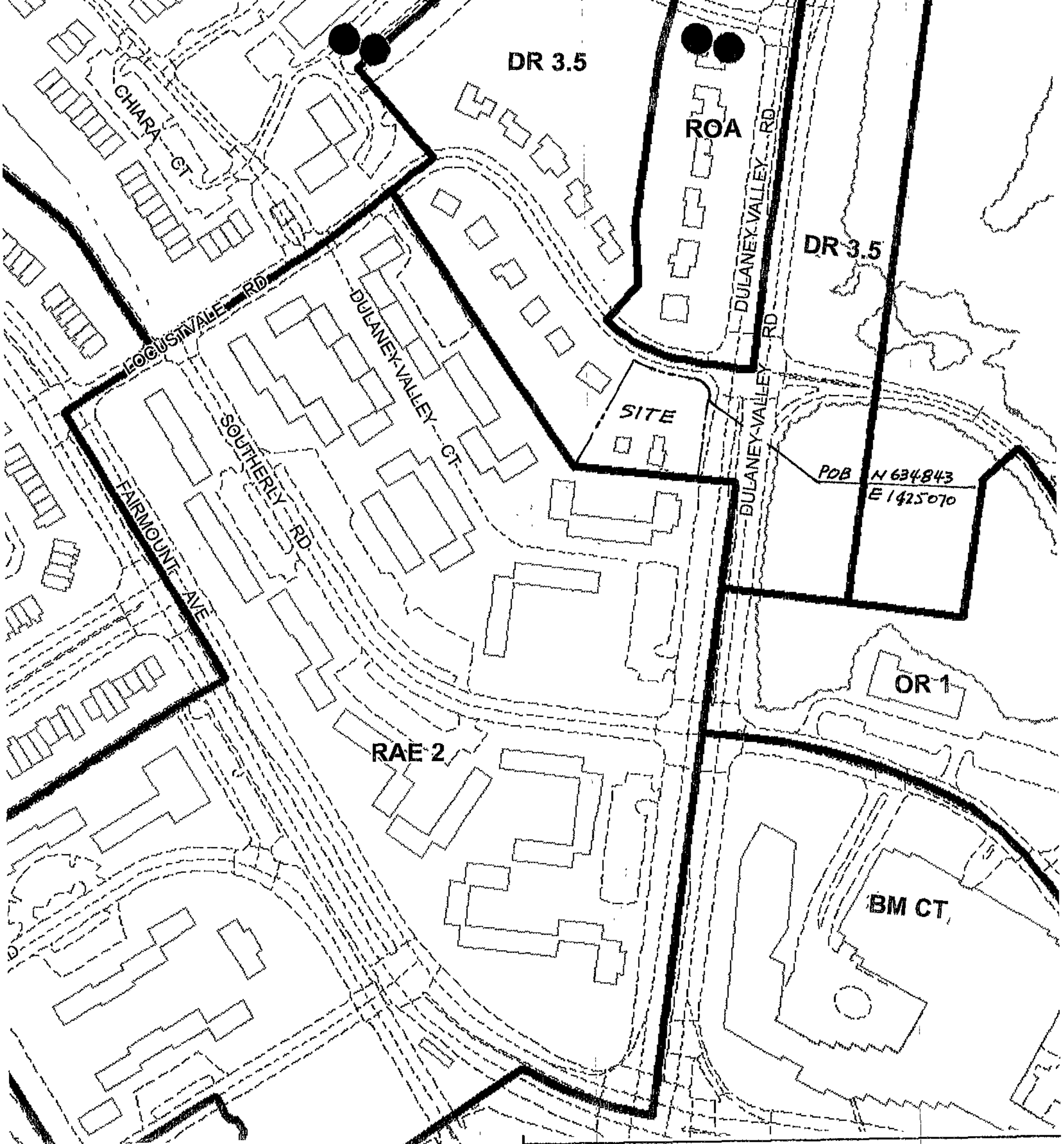
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
REV. CHRIS LEIGHTON	505 HAWTHORN RD	BALTIMORE, MD 21210	Leighton@icjs.org
FRANK HEINTZ	18 CHARLES LANE	TOWSON, MD 21204	f.heintz@verizon.net
Richard Parson	412 Woodbourne Ave.	Towson Md 21204	RParsons@CPL.net
*RABBI JOEL ZAIMAN	1 Talton Ct.	Baltimore MD 21208	joelzaiman@comcast.net
DAVID KARCESKI	210 Allegheny Ave	TOWSON MD 21204	dkarceski@venable.com
ARNOLD JABLON			ajablon@venable.com
Richard Truelove			

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DAVID W. CLAYTON	906 LOCUSTVALE ROAD	TOWSON MD 21204	davidcclayton@earthlink.net
Michele Ekarius	908 Locustvale Rd.	TOWSON MD 21204	michele.ekarius@bankofamerica.com



Scale

1" = 200'

0 100 200 400 Feet

Plan Sheet: *070A1*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

GOUCHER COLLEGE

Office of the President
1021 Dulaney Valley Road
Baltimore, Maryland 21204-2794
410-337-6040
Fax: 410-337-6033
www.goucher.edu

March 16, 2006

Zoning Commissioner
for Baltimore County
County Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Zoning Case No. 06-401-SPHA
956 and 958 Dulaney Valley Road
Petitions for Variance and Special Hearing

Dear Mr. Zoning Commissioner:

Goucher College is located on the east side of Dulaney Valley Road opposite the subject property and has operated at this location for more than 85 years. Additionally, the college is legal owner of 902 Locustvale Road and 1002 Dulaney Valley Road, both of which serve school uses and are immediately adjacent to the property at issue in the above-referenced case. As a major institution in the Towson area and neighboring property owner in close proximity to 956 and 958 Dulaney Valley Road, the college has a significant interest in Case No. 06-401-SPHA.

As we understand it, the Institute for Christian and Jewish Studies (ICJS) has requested zoning relief, which if granted, would allow it to construct a two-story addition to the existing two-story, single-family dwelling on the property. Additionally, ICJS plans to install off-street parking, access Locustvale Road, and use an existing entrance onto Dulaney Valley Road to support its daily operation. We have had the opportunity to meet with representatives of ICJS on numerous occasions to review the site plan filed in Case No. 06-401-SPHA as well as ICJS's architectural renderings. During those meetings, we have discussed the proposed improvements to the property, its intended use, and, in the process, have become familiar with the zoning relief necessary to construct it. We are aware that ICJS has filed a Petition for Variance to accommodate a 38-foot front yard setback instead of 50 feet and a 28-foot side yard setback instead of 35 feet for your consideration. Additionally, a reduced driveway width onto Dulaney Valley Road and a 10-foot residential transition area and buffer instead of a 75-foot transition area and 50-foot buffer from our property located at 902 Locustvale Road are requested.

pet EXH 9

Goucher College supports all the relief necessary to improve the subject property for use by ICJS and believes that the Petitions for Variance and Special Hearing, if approved, would not have any adverse impact on any of the neighboring properties or the Locustvale Community as a whole. The college, therefore, encourages you to approve the zoning relief requested by the Institute for Christian and Jewish Studies.

Thank you in advance for your consideration of this position.

Sincerely,

Sanford J. Ungar

Sanford J. Ungar
President

Lane Northeast

"Whatever it takes"

March 14, 2006

Zoning Commissioner
for Baltimore County
County Courts Building
401 Bosley Avenue, 4th Floor
Towson, Maryland 21204

Re: Zoning Case No. 06-401-SPHA
956 and 958 Dulaney Valley Road
Petitions for Variance and Special Hearing

Dear Mr. Zoning Commissioner:

Lane Northeast, LLC. is the managing partner for Dulaney Valley Apartments, LLC, the legal owner of the Dulaney Valley Apartments property, located south of and adjacent to the property at issue in the above-referenced case. As an immediately adjacent property owner, Lane has a significant interest in Case No. 06-401-SPHA.

As we understand it, the Institute for Christian and Jewish Studies, owner of 956 Dulaney Valley Road and contract purchaser of 958 Dulaney Valley Road, has requested zoning relief, which if granted, would allow it to construct a two-story addition to the existing two-story, single-family dwelling on the property. Additionally, ICJS plans to install off-street parking, access Locustvale Road and use an existing entrance onto Dulaney Valley Road to support its daily operation. We have had the opportunity to review the site plan filed in Case No. 06-401-SPHA as well as the architectural renderings for the building addition. Based on this review and conversations with representatives of ICJS, we have become familiar with the proposed improvements to the property, its intended use, and the zoning relief necessary to complete the project. We are aware that ICJS has filed a Petition for Variance to accommodate a 38-foot front yard setback instead of 50 feet and a 28-foot side yard setback instead of 35 feet for your consideration. Additionally, a reduced driveway width onto Dulaney Valley Road and a 10-foot residential transition area and buffer instead of a 75-foot transition area and 50-foot buffer are requested.

Lane Co. supports all the relief necessary to improve the subject property for use by ICJS and believes that the Petitions for Variance and Special Hearing, if approved, would not have any adverse impact on the surrounding community. We, therefore,

320 Broad Street ▪ 2nd Floor ▪ Red Bank, New Jersey 07701 ▪ (732) 933-4150 ▪ (732) 933-4154 Fax

pet exh 8

encourage you to approve the zoning relief requested by the Institute for Christian and Jewish Studies.

Thank you in advance for your consideration of this position.

Sincerely,

Jeffrey G. Price, President
Lane Northeast

"The family that prays together, stays together."

Praying Together with Integrity

[illegible] prayer is an expression of [illegible] most longings. In prayer, [illegible] logues with its God. [illegible] community expresses its needs, its [illegible] hopes and dreams. It's no wonder that the folk aphorism has it that "the family that prays together, [illegible]

[illegible] not only the expression [illegible] group. Prayer often creates and [illegible] group. Groups by their nature [illegible] exclusionary: by defining who is in, [illegible] who is out. Whenever I [illegible] draft a service, which [illegible] entity and desire of the [illegible] forced to define the community's boundaries.

A number of years ago, Rabbi James [illegible] an article for *Cross* [illegible] called "Liturgical Chastity." [illegible] that we should "understand [illegible] in terms [illegible] logically similar to those [illegible] understand the act of sex... [illegible] they flow from [illegible] of the self. They [illegible] to how we live out and [illegible] individuals our most fundamental identities."

[illegible] so, Diamond writes, then [illegible] worship has the character [illegible] sex. Though at first it may [illegible] novative and even exciting," [illegible] the day it is "trivial [illegible]

[illegible] son of prayer to [illegible] seem shocking. But [illegible] intimate act, one that [illegible] vulnerable. Attending services [illegible] different than one's own can [illegible] feel very much an outsider or even a voyeur. Conversely, when a congregation is overwhelmed by a large number of visitors who are not familiar with the service and do not participate (either visitors of another religion, or guests at a life-cycle event), regular worshippers will often note that the quality of their own prayer experience suffers.

While I'm not certain that I agree with Diamond's description of it as "trivial and inauthentic," interfaith worship is not without its problems. Services that bring together Christians and Jews have been taking place in America for well over one hundred years. Throughout most of that time, the ground rules have called for a "neutral" service. The content of the prayers was meant to be something that everyone present could affirm. This meant that Christians were expected to omit any Christological or Trinitarian references. Jews were often, though not always, expected to omit Hebrew (not because there is any theological objection to Christians worshipping in Hebrew, but because it was considered exclusionary and inaccessible.) On a theological level, Jews were also expected to omit the many references in Jewish liturgy to Israel's chosenness and the Jewish sense of a unique mission and destiny.

These neutral services may not offend, but what do they accomplish? Rabbi Donald Berlin, rabbi emeritus of Oheb Shalom here in Baltimore, notes, "I am invited (to participate in these types of services) because I am a rabbi, but then I am told to say something that has nothing to do with the fact that I am a rabbi." Participants may leave the room feeling that they have done something positive in demonstrating good will towards people of other faiths. But is that what prayer is for? Is that even authentic prayer?

A neutral service requires Jews and Christians to check their distinctive identities, and their distinctive ways of praying, at the door to the sanctuary. Christians and Jews, under this set of ground rules, can pray together only by temporarily suppressing the fact that they are Christians or that they are Jews.

There is something deeply unsatisfying about this suspension of our religious particularity and identity. If we believe that, as *Dabru Emet* states, "Jews and Christians worship the same God" and that "through Christianity hundreds of millions of people have entered into relationship with the God of Israel," why shouldn't Jews and Christians be able to worship that same God together?

The question, it seems to me, is not merely about the identity of the God to Whom the prayers are addressed. Rather, it is also about membership in the community that is uttering the prayers. Members of a religious community are not merely a random group of people who happen to be, each as an individual, covenanted to the same deity. Rather, they are covenanted to each other as well. This is why Jewish communal worship requires a minyan, a quorum of ten adult Jews, and why many (though not all) Christian denominations have rules about who may participate in Communion.

Many Jews and Christians believe that

(Continued on next page.)

Pet Ex 14 7(b)

[illegible] covenant does not merely require them to worship God; it requires them to worship God in a specific way at a [illegible] prayer that does not conform to these requirements will, [illegible] inauthentic to such people, [illegible] done with the best of intentions and with utmost care.

"Who is my partner in the covenant?" [illegible] unresolved issue between Jews and Christians. Those Christians who believe that Judaism is also a legitimate religion tend to use Paul's metaphors of "grafting" and "adoption" and believe [illegible] Jews and Christians are two parts of [illegible] overall covenant. Judaism has [illegible] held to a two-covenant model: [illegible] of Noah, which [illegible] embraces all humanity, and [illegible] covenant between God and [illegible] people, which is known as the Covenant of Abraham. The idea that Christians might also be heirs to [illegible] Covenant of Abraham, though in a [illegible] way than Jews, is a difficult one [illegible] to accept. Even *Dabru* [illegible] is the first Jewish statement [illegible] religion to move away [illegible] language, doesn't [illegible] address the question of [illegible] But if I am correct, that the [illegible] involves not only the identity of the Deity but membership in the covenant community, this may give us a clue as to why Christians [illegible] more eager than Jews to [illegible] interfaith prayer.

[illegible] years, many interfaith [illegible] begun to adopt the model [illegible] Lawrence Hoffman, an [illegible], calls the "Service of [illegible] Affirmation." While this type of [illegible] some "neutral" prayers, it also makes space for specifically Jewish and specifically Christian prayers, which are meant to be said only by members [illegible] particular community. During those faith-specific prayers, the participants are not praying together, but they are coming together to pray.

For now, Christians and Jews who want to be involved in interfaith prayer have two choices: They can opt for "neutral" prayer that fully expresses neither community's identity, or they can adopt Hoffman's "Mutual Affirmation" model, conscious of its limitations. Liturgy that allows Jews and Christians to worship together as Jews and Christians does not yet exist.

Such a liturgy would have to follow several guidelines to have theological integrity. It should:

Acknowledge that Jews and Christians worship the same God, but they do so in different ways.

Acknowledge the legitimacy of each faith.

Acknowledge and celebrate not only the similarities between the two faiths, but also their differences.

Acknowledge, as *Dabru Emet* states, that "the humanly irreconcilable difference between Jews and Christians will not be settled until God redeems the entire world as promised in Scripture." It should also leave open the possibility that these differences are not meant to be settled at all and will persist even then.

The fact that many Christians and Jews yearn for prayerful engagement but do not yet have the language of shared identity points to a need that is beyond our human powers to satisfy. It may be that we are bound together by a sacred discontent and an unrealized hope that we Christians and Jews may yet learn to acknowledge and affirm the integrity of the other.

Rabbi Charles L. Arian,
ICJS Staff Scholar

Today religious isolationism is a myth.

For all the profound differences in perspective and substance, Judaism is sooner or later affected by the intellectual, moral and spiritual events within the Christian society, and vice versa.

~Abraham Joshua Heschel

Program Update | The Spring Clergy Colloquium

Christian and Jewish Perspective on Prayer

On May 7, 2003, the ICJS brought together an eclectic group of clergy, including pastors, rabbis, and educators to think out loud about what happens when Christians and Jews are called to pray together in community gatherings and for emergencies. We spoke of the traditions and the sources of our prayers and whom we pray. The commandments, attitudes, and the attire of prayer emerged from our discussion, and a fabric that initially seemed so simple gave way to a rich brocade of centuries of tradition and practice.

In discussing joint prayer the group responded to a prayer written in response to September 11th by Joan D. Chittister, a Benedictine sister. The calm, easy sharing soon erupted into strong opinions, passion, and even anger. The usual response of groups to such electricity is moving away from the speakers. Instead, we leaned in closer. Our ears and hearts were ready to listen, to remain open to new information, to ask for clarification, and to offer alternatives. These were transforming moments – opportunities to move beyond superficial knowledge to meaningful understanding.

Abraham Heschel wrote, "I never asked for success, I only asked for wonder. And You gave me wonder." Thank you, ICJS, not only for a successful colloquium, but also for wonder.

Terry Thomas Primer, Chaplain
Presbyterian Homes of Monroe Village
Monroe Township, New Jersey

Program Update | The Fall Mini Courses and Beyond

Violence and Religion

As this edition of *The Institute* reaches you, we will have just completed September mini-course *Violence is a Virtue?*, as Leighton pointed out in *The Institute*'s feature article, this year's ICJS thematic core examines tendency toward violence within every religious tradition in *Virtue*, taught by Rosann, Dr. Rosann Catalano, and Dr. Christopher Leighton, kicked off our academic year with three evenings of lively discussion at Brown Memorial Woodbrook Presbyterian.

Jews and Christians are heirs to complex understandings of violence. The Tanakh and the Christian Old Testament preserve stories that seem to encourage or reward acts of violence done in the name of God. The fall mini-course introduced 50 students to the entanglements of religion and violence through a close and careful study of these problematic biblical texts.

The theme of violence and religion will continue throughout the year and will include a March public lecture by Dr. Charles Kimball, author of *When Religion Becomes Evil*. Details will be mailed to our members and friends. Dr. Kimball's book is reviewed by Associate Scholar John Roberts in this edition of *The Institute*.

For more information on our mini-courses and the spring public lecture, please call Laura Riger at 410-523-7227.

1-21 RX417(a)

(2) The purpose of an RTA is to assure that similar housing types are built adjacent to one another or that adequate buffers and screening are provided between dissimilar housing types.

b. Generation of residential transition area. An RTA is generated if the property to be developed is zoned D.R. and lies adjacent to land zoned D.R.1, D.R.2, D.R.3.5, D.R.5.5 or R.C. which: **[Bill Nos. 2-1992; 8-2004]**

(1) Contains a single-family detached, semi-detached or duplex dwelling within 150 feet of the tract boundary; or

(2) Is vacant, less than two acres in size, and contains a buildable area at least 20 feet by 30 feet on which a dwelling meeting all required setbacks can be erected.

c. Variance of RTA. **[Bill No. 2-1992]**

(1) Notwithstanding the provisions of Section 307, the hearing officer, upon the recommendation of Public Works, Planning, Environmental Protection and Resource Management, Permits and Development Management, Recreation and Parks, Community Development or the Economic Development Commission, may determine the amount of RTA in cases where a single tract is more than two acres, is vacant, or contains no more than one single-family detached, semidetached or duplex dwelling.

(2) The RTA for a tract may be modified as directed by findings pursuant to § 32-4-402 and the hearing officer's hearing under Article 32, Title 4, Subtitle 2 of the Baltimore County Code. However, the hearing officer may not reduce the amount of RTA unless the officer specifically finds and determines that such a reduction will not adversely impact the residential community or development on the land adjacent to the property to be developed. **[Bill No. 137-2004]**

d. A residential transition use is any use: **[Bill No. 2-1992]**

(1) Permitted as of right under Section 1B01.1.A; or

(2) Any use permitted by special exception under Section 1B01.1.C, except an accessory use permitted only by special exception; or

(3) Any parking area permitted under Section 409.8.B, subject to the approval of a specific landscape plan for the buffer area which must meet the requirements for a Class A plan.

e. Conditions in residential transition areas. **[Bill No. 2-1992]**

(1) The RTA may contain single-family detached, semidetached or duplex dwellings.

of the structure or alter the location or use of the structure. **[Bill No. 40-1992]**

(4) An addition to an existing church or other building for religious worship, including parking areas and driveways, provided all other applicable zoning regulations including setback, parking and screening requirements, are maintained. **[Bill Nos. 109-1982; 40-1992]**

(5) A new church or other building for religious worship constructed on a parcel of land large enough to provide landscaped but otherwise unimproved yard areas of 100 feet between any improvement and any property line other than street frontage. **[Bill Nos. 109-1982; 40-1992]**

(6) A new church or other building for religious worship, the site plan for which has been approved after a public hearing in accordance with Section 500.7. Any such hearing shall include a finding 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. **[Bill Nos. 109-1982; 40-1992]**

(7) Shoreline fishing and shellfish facilities. Such uses shall be governed by the provisions of Sections 500.4, 1A01.2.C.9, 1A02.2.B.10, 1A04.2.B.7 and 1B01.1.C.8. **[Bill Nos. 109-1982; 40-1992]**

(8) An addition to an existing trailer park or mobile home park or contiguous to such park. If the park is lawfully in existence in a D.R. Zone on the effective date of this act. **[Bill Nos. 109-1982; 40-1992]**

(9) An addition to an existing community building, or other structure devoted to civic, social, recreational, fraternal or educational activity, including parking, and screening requirements, are maintained. **[Bill Nos. 109-1982; 40-1992]**

(10) A new community building, or other structures devoted to civic, social, recreational, fraternal or educational activity, if the Zoning Commissioner determines during the special exception process 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 the special exception can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. **[Bill Nos. 109-1982; 40-1992]**

(11) Principal use Class A and Class B group child care centers, provided that the Zoning Commissioner determines, during the

other moments galled and *fretted* him so as to mingle irritation with the very sunshine —George Eliot⟩ ⟨*fretting* their team into skittishness and then pretending to be terror-stricken —H.L.Davis⟩ HARASS may apply to continual attacks, persecutions, or exactions that fray, exhaust, or distract ⟨*harassed* by the depredations of British raiders —*Amer. Guide Series: Conn.*⟩ ⟨the new government was *harassed* by internal controversies and by assassinations, disorders, and insurrections —J.F.Bell⟩ HARRY may suggest more directly oppressive persecution than HARASS ⟨had been *harrying* the main pirate fleets about the coast of Cuba —Marjory S. Douglas⟩ ⟨*harrying* Southern sympathizers by arbitrary arrests —*Encyc. Americana*⟩ NAG indicates an annoying or discomposing by persistent rebuke or reminder about shortcomings ⟨the only one who *nagged* him and tried to get him to behave himself —Delmore Schwartz⟩ ⟨let her children's minds alone. She did not pry into their thoughts or *nag* them —Willa Cather⟩ PLAGUE applies to tormenting affliction of painful disease or something likened to it ⟨the gastric disturbance which has been *plaguing* him for years —*Newsweek*⟩ ⟨the civil war which has *plagued* the republic since its inception —*Americana Annual*⟩ ⟨horse thieves were the worst nuisance, next to Indians; and they would go on *plaguing* Texas for thirty years —Green Peyton⟩ PESTER may suggest constant annoyance by or like that by vermin or children ⟨*pestered* with incredible swarms of flies, fleas, and bugs —Tobias Smollett⟩ ⟨*pester* the president with urgencies which perhaps no other man in Washington would have ventured —S.H.Adams⟩ BOTHER indicates vexatious troubling, often continued, that interferes with composure, serenity, or concentration ⟨*bothered* by incompetence in many places, ignorance in others and downright double-dealing in still others —F.V.W.Mason⟩ ⟨*bothered* with a lot of phone calls asking you to this luncheon and that meeting —W.H.Whyte⟩ TEASE applies to the annoyance of either repeated importunities or vexing raileries ⟨I say you cannot go, and I will not be *teased* about it —Pearl Buck⟩ TANTALIZE suggests awakening expectation and withholding or frustrating satisfaction ⟨a young dancer, holding aloft in one arm an infant whom she *tantalizes* with a bunch of grapes held high in the other hand —*Amer. Guide Series: Mass.*⟩ ⟨low islands swung over the horizon and *tantalized* us with the belief that they were mainland —Farley Mowat⟩ **syn** see in addition ANNOY

²**worry** \ˈ"\ *n* -ES **1 a :** mental distress or agitation resulting from concern usu. for something impending or anticipated : ANXIETY ⟨got on better with my work, being free of ~ —Mary Webb⟩ ⟨hours of ... careful thought, new administrative problems, ~ —Bruce Payne⟩ ⟨was in a state of ~ because of fear for the loss of her commercial eminence —A.F.Harlow⟩ **b :** an instance or occurrence of such distress or agitation ⟨after a while ... my mind comes out of the ~ and I start thinking straight —Dant Singer⟩ ⟨is in a great ~ about her school grades⟩ **c :** a cause of worry : TROUBLE, DIFFICULTY, COMPLICATION ⟨has another serious ~ about the boys, their tendency to steal⟩ ⟨a bother and a ~ ... is the London traffic —Richard Joseph⟩ ⟨his biggest ~ is transportation⟩ — often used in pl. ⟨was also in better health and spirits ... fairly free from *worries* —Havelock Ellis⟩ ⟨wearied him ... with household *worries* —Haldane Macfall⟩ ⟨few are without financial *worries*⟩ **d :** a state of unease and irritability in quadruped mammals resulting from exposure to biting arthropods (as flies or ticks); *also :* an organism causing such worry **2 :** the act or process of seizing an animal with the teeth and shaking it so as to kill or injure it ⟨the corpse of the otter was thrown to the hounds ... in the ~ —Eric Bennett⟩ **syn** see CARE

wor·ry·ing·ly *adv* [*worrying* (pres. part. of ¹*worry*) + *-ly*] : in a worrying manner : with worry

worry line *n, usu cap W* : a line on the palm that intersects the Lifeline or a fine line rising from the Lifeline and is usu. held by palmists to indicate an impediment to a person's career

worrywart \ˈ...\ *n* : one who is inclined to expect the worst or worry unduly : PESSIMIST, FUSSBUDGET ⟨you're a ~ and ... get yourself into a sweat about things that can't be helped or haven't happened and probably never shall happen —*Chatelaine*⟩

¹**worse** \ˈwərs, ˈwȯs, ˈwəis\ *adj, comparative of* BAD *or of* ILL [ME *werse, wurse, worse,* fr. OE *wiersa, wyrsa;* akin to OHG *wirsiro* worse, ON *verri,* Goth *wairsiza;* comparative (with the suffix represented by OE *-ra*) of a root perh. represented by OHG *werran* to confuse — more at WAR, -ER] **1 :** of inferior or deteriorated quality, value, or material condition ⟨the swampy land he bought appears ~ than the rocky land he sold⟩ ⟨his shoes are rather the ~ for wear⟩ ⟨the monuments were ... in a state the ~ for an earthquake —Douglas Carruthers⟩ ⟨his house ... was the ~ for the weather —H.M. Tomlinson⟩ **2 a :** more unfavorable, unpleasant, or unlucky : more painful or grievous : less agreeable or desirable ⟨the consequences of the second attempt are ~⟩ ⟨was not the artistic type ... ~ luck —James Jones⟩ ⟨are questions of degree and ... are none the ~ for it —E.N.Griswold⟩ ⟨if the facts indicate that the hero is inadequate, so much the ~ for the facts —G.W.Johnson⟩ **b :** more faulty, unsuitable, or incorrect : ill-conceived : UNATTRACTIVE, INAPPROPRIATE ⟨displays manners ~ than those of a boor⟩ ⟨the food is bad, the service ~⟩ ⟨would not convey the thought that an opinion is the ~ for being lightened by a smile —B.N.Cardozo⟩ **c :** less skillful or efficient : doing work more poorly ⟨~ than any carpenter I know⟩ **3 a :** bad, evil, ill, or corrupt in a greater degree : more reprehensible ⟨it may be no ~ to cheat than to steal⟩ ⟨breed ~ criminals out of men —Hodding Carter⟩ **b :** poorer in health or physical condition : more sick or infirm ⟨appears ~ since his accident⟩ ⟨decided to let the tooth get ~ —W.J. Reilly⟩ ⟨people have been kept awake for five or six days ... without being any the ~ for it physically —Geoffrey Jefferson⟩

²**worse** \ˈ"\ *n -s* [ME, fr. OE *wyrse,* fr. neut. of *wyrsa,* adj.] **1 a :** something that is worse ⟨if he were not dead, ~ must have happened to him —Vicki Baum⟩ ⟨living in an atmosphere ... full of boredom and sometimes of ~ —Louis Bromfield⟩ ⟨threatened excommunication and ~ —G.C.Sellery⟩ ⟨thought he was an atheist and ~ —Van Wyck Brooks⟩ **b :** a greater degree of ill or badness : the quality or state of being worse ⟨if ~ comes to worst⟩ ⟨had taken a turn for the ~ —Greer Williams⟩ ⟨whether the change was for the better or for the ~ —*Times Lit. Supp.*⟩ **2 :** a person of inferior or less virtuous character ⟨fear there will be a ~ come in his place —Shak.⟩ ⟨tossing the rascals out only to see their places taken by ~⟩

³**worse** \ˈ"\ *adv, comparative of* BAD *or of* ILL [ME *werse, wurse, worse,* fr. OE *wiers, wyrs;* akin to OHG *wirs* worse, ON *verr,* Goth *wairs;* all fr. the root represented by OE *wiersa,* adj., worse] : in a worse manner : to a worse extent or degree ⟨we sleep ~ in very hot weather —Geoffrey Jefferson⟩ ⟨this week the confusion ... has become ~ confounded —*Economist*⟩ ⟨it is possible for a society to attain new peaks in its culture while many of its members are ~ off than before —A.L.Kroeber⟩ ⟨I write the better when laurel-crowned and the ~ for criticism —W.T.Scott⟩

⁴**worse** \ˈ"\ *vb* -ED/-ING/-S [¹*worse*] *vt, archaic* : to make worse ~ *vi, archaic* : to become worse : WORSEN

worse·ment \-smənt\ *n* -S [⁴*worse* + *-ment*] : deterioration in the value or usefulness of a piece of real property caused by action taken by outside persons or interests without the consent of the owner of the property — compare BETTERMENT

wors·en \ˈwərs°n, ˈwȯs-, ˈwəis-\ *vb* **worsened; worsened; worsening** \-s(°)niŋ\ **worsens** [ME *worsenen,* fr. ¹*worse* + *-nen -en*] *vt* : to make worse : cause to deteriorate : IMPAIR ⟨the unfortunate disputes ... still further ~*ed* relations —Sir Winston Churchill⟩ ⟨revolution ... actually ~*ed* their economic status —*New Republic*⟩ ⟨heavy storms ~*ed* the fuel shortage⟩ ~ *vi* : to become worse : DETERIORATE ⟨the lot of the slaves ~*ed* —W.L.Sperry⟩ ⟨international relations may suddenly ~⟩ ⟨the seas ... were distinctly higher and the weather was obviously ~*ing* —Bill Redgrave⟩

worse·ness *n* -ES : the quality or state of being worse

worser *substand comparative of* BAD *or of* ILL

¹**wor·ship** \ˈwərshəp, ˈwȯsh-, ˈwəish-\ *n* [ME *worschipe, worshipe,* fr. OE *weorthscipe,* fr. *weorth* worthy + *-scipe* -ship — more at WORTH] **1 a** *archaic* : HONOR, REPUTE, CREDIT **b** *archaic* : DIGNITY, IMPORTANCE, RANK **c** *sometimes cap, chiefly Brit* : a person of standing or importance — used as a title or mode of address esp. for holders of various high offices ⟨his *Worship* the Sheriff —Max Peacock⟩ **2 :** the reverence or veneration tendered a divine being or supernatural power; *also :* an act, process, or instance of expressing such veneration by performing or taking part in religious exercises or ritual ⟨all ~ is an effort of the individual to realize ... the real presence of the Divine —W.W.Comfort⟩ **3 :** a form or type of worship or religious practice with its creed and ritual ⟨foreigners had been thronging to Rome, bringing with them their foreign cults, and she had permitted these ~*s* —John Buchan⟩ ⟨members of the Handsome Lake ~ may greet each as brother and sister —P.W. Voget⟩ **4 :** respect, admiration, or devotion for an object of esteem ⟨it cannot be called love that a lad of twelve ... felt for an exalted lady, his mistress; but it was ~ —W.M.Thackeray⟩ ⟨the ~ of the movie hero —J.M.Barzun⟩ ⟨the ~ of the machine —C.I.Glicksberg⟩ ⟨the materialism of America, its new sense of power, its old ~ of success —Irwin Edman⟩

²**worship** \ˈ"\ *vb* **worshiped** *or* **worshipped; worshiping** *or* **worshipping; worships** [ME *worschipen, worshipen,* fr. *worschipe* worship] *vt* **1 :** to honor or reverence as a divine being or supernatural power : VENERATE ⟨the Father, the Son, and Holy Spirit are uncreated and are to be ~*ed* together as one God —K.S.Latourette⟩ ⟨the emperor, ... ~*ed* as a god, is to serve as an instrument —Vera M. Dean⟩ **2 :** to regard with respect, honor, or devotion : ADORE ⟨in the Renaissance men ~*ed* antiquity —Stephen Spender⟩ ⟨admire the poetry and ~ the memory of the poet —William Du Bois⟩ ⟨whom I ... ~*ed* as only a young lover can —J.A.Rice⟩ ⟨in his calm, unexcited way, he ~*s* success —Rose Macaulay⟩ ⟨he had the wildness we all ~*ed* —Eudora Welty⟩ ~ *vi* : to perform or take part in worship or the act of worship ⟨asks why people ~ and gives three reasons —E.E.Aubrey⟩ ⟨the old wooden meeting house where he had ~*ed* for so long —Catherine D. Bowen⟩ ⟨content to ~ at the shrine of the respectable and the traditional —C.I.Glicksberg⟩ **syn** see REVERE

wor·ship·able \-pəbəl\ *adj* [²*worship* + *-able*] : WORSHIPFUL 3

wor·ship·er *or* **wor·ship·per** \-pə(r)\ *n* -S [ME *worschiper,* fr. *worschipen* to worship + *-er*] : one that worships

wor·ship·ful \-pfəl\ *adj* [ME *worschipful,* fr. *worschip* worship + *-ful*] **1 a** *archaic* : marked by a good quality or property : NOTABLE, DISTINGUISHED **b** *usu cap, chiefly Brit* — used as a formal title for various persons or groups of rank or distinction ⟨the *Worshipful* Company of Carpenters —E.B.Reynolds⟩ ⟨*Worshipful* Grand Masters and Wardens —C.W.Ferguson⟩; compare RIGHT WORSHIPFUL **2 :** rendering adoration or reverence : VENERATING, WORSHIPING ⟨litanies may express all kinds of ~ attitudes —M.H.Shepherd⟩ ⟨the feeling ... was more than warm; it was ~ —M.M.Hunt⟩ ⟨a vast audience ... attentive, but not ~ —Corra Harris⟩ **3 :** warranting worship or capable of being worshiped ⟨the giant ~ effigies ... commanding the conquered palace squares —Alfred Frankfurter⟩ ⟨any disrespect shown to the ~ animal ... had to be atoned for —J.G.Frazer⟩ — **wor·ship·ful·ly** \-fəlē, -li\ *adv* — **wor·ship·ful·ness** *n* -ES

wor·ship·ing·ly *or* **wor·ship·ping·ly** *adv* [*worshiping, worshipping* (pres. part. of ²*worship*) + *-ly*] : in a worshiping or adoring manner ⟨regarding her ~⟩

wor·ship·less \-pləs\ *adj* : lacking worship or worshipers : UNWORSHIPED

¹**worst** \ˈwərst, ˈwȯst, ˈwəist\ *adj, superlative of* BAD *or of* ILL [ME *worste, werste,* fr. OE *wyrresta, wyrsta, wierresta, wersta;* akin to OHG *wirsisto* worst, ON *versta;* superlative (with the suffix represented by OE *-st, -est*) of the root found in OE *wiersa* worse — more at WORSE, -EST] **1 :** most bad, evil, ill, or corrupt : most reprehensible ⟨his ~ fault⟩ ⟨man's ~ sin⟩ ⟨the ~ villain⟩ ⟨cottages of the ~ landlords had at least fresher air than the overcrowded slums —G.B.Shaw⟩ **2 a :** most unfavorable, unpleasant, or unlucky : most painful or grievous : least agreeable or desirable ⟨the ~ fate that can befall any nation —Kemp Malone⟩ ⟨the periodic famines ... lost their ~ terrors —G.M.Trevelyan⟩ ⟨this is their ~ problem —Darcy Ribeiro⟩ ⟨his ~ enemies ... admitted that he had thrown out the grafters —R.E.Merriam⟩ ⟨the ~ part of the arctic winter —Brigitte Gerland⟩ ⟨the ~ kind of indigestion —C.S.Forester⟩ **b :** most unsuitable, faulty, unattractive, or ill-conceived ⟨has the ~ manners she ever saw⟩ ⟨usually chooses the ~ time to visit⟩ ⟨their latest decision is probably the ~ step they can take⟩ **c :** least skillful or efficient : doing work most poorly ⟨the ~ plumber you can hire⟩ ⟨the ~ sort of equipment for the job at hand⟩ **3 :** most wanting in quality, value, or material condition ⟨unaccountably choosing the ~ land of the tract⟩ ⟨his house is not the ~ for being built of secondhand lumber⟩ ⟨poor planning and equipment may well bring about the ~ results⟩ — **the worst way** *adv* : very much : as much as possible ⟨such men certainly did seem to need indoctrination *the worst way* —J.G.Cozzens⟩ ⟨wanted to be an opera singer *the worst way*⟩

²**worst** \ˈ"\ *n -s* [ME *worste, werste,* fr. *worste, werste,* adj.] **1 :** something that is worst; as **a :** something that is most reprehensible or morally objectionable ⟨can usually be expected to do and say the ~⟩ ⟨so pure of heart that his ~ is another man's good⟩ **b :** something that is most unfavorable, unpleasant, or unlucky : a state most painful or grievous or least desirable or agreeable ⟨may as well learn the ~⟩ ⟨prepare for the ~⟩ ⟨the great storm doing its ~⟩ ⟨in his sulk he can be seen at his ~⟩ ⟨the ~ is yet to come⟩ **c :** something that is most wanting in quality, value, or material condition ⟨can be counted on to choose the ~⟩ ⟨examples of the ~ and the best of the period's architecture —*Amer. Guide Series: Minn.*⟩ ⟨of all the faulty pieces of work he selected only a few of the ~⟩ **d :** the greatest degree of ill or badness ⟨if worse comes to ~⟩ **2 :** one who is most reprehensible or deficient in moral character or being ⟨the ~ of a vicious lot⟩ ⟨of all the dishonest politicians, he is the ~⟩

³**worst** \ˈ"\ *adv, superlative of* BAD *or of* ILL [ME *worst, werst,* fr. OE *wyrst; wyrrest, wierst,* superlative of *wyrs, wiers* worse] : to the most extreme degree of badness or inferiority : in a manner most bad, unpleasant, unfortunate, harmful ⟨the mining centers suffered ~ —George Farwell⟩ ⟨groups who need the subsidies ~ lose out —T.W.Arnold⟩ ⟨the ~ dressed person present⟩

⁴**worst** \ˈ"\ *vt* -ED/-ING/-S [¹*worst*] **1** *chiefly archaic* : WORSEN **2 a :** to get the better of in a fight, conflict, or contest : DEFEAT, OVERTHROW ⟨one who had been personally ~*ed* in combat —A.C.Whitehead⟩ ⟨had been ~*ed* in his first encounter with partisan government —Tremaine McDowell⟩ ⟨the champion ~*s* all his opponents⟩ **b :** to defeat in a debate, argument, or suit : OUTDO, BEST ⟨could so easily ~ ... his mother in the medium of words —E.K.Brown⟩ ⟨seeking to ~ his detractor in a court of law⟩

¹**wor·sted** \ˈwu̇stəd, ˈwərs-, ˈwȯs-, ˈwois-\ *n -s* [ME *worstede, worsted,* fr. *Worthstede, Worsted* (now *Worstead*), parish & village of Norfolk, England] **1** *or* **worsted yarn :** a smooth compact yarn spun with average to hard twist from long wool fibers that have been carded and combed and used esp. for firm napless fabrics, carpeting, or knitting wools **2 :** any of various closely woven fabrics (as gabardine and serge) made from worsted yarns usu. with a smooth napless face and used esp. for suitings and tailored garments

²**worsted** \ˈ"\ *adj* [ME, fr. ¹*worsted*] **1 :** made of worsted or worsted yarn ⟨~ suiting⟩ ⟨~ suit⟩ **2 :** of, relating to, or concerned with worsted or worsted products esp. in manufacture and commercial handling ⟨~ mill⟩

worsted card *n* : a wool card that produces lap for combing as distinguished from the woolen card that produces sliver for spinning

¹**wort** \ˈwər|t, ˈwȯ(ə)r|, ˈwȯ|, ˈwəl|, -ȯ(ə)|, *usu* |d+V\ *n -s* [ME *wurt, wort, wert,* fr. OE *wyrt* herb, plant, root; akin to OHG *wurz* herb, plant, ON *urt* herb, Goth *waurts* root, L *radix,* Gk *rhiza* — more at ROOT] **1 a :** PLANT; *esp :* an herbaceous plant — usu. used in combination **b** *archaic :* POTHERB **2 worts** *pl, obs :* CABBAGES

²**wort** \ˈ"\ *n -s* [ME, fr. OE *wyrt;* akin to OS *wurtia* spice, MHG *würze* spice, brewer's wort, OE *wyrt* herb, plant, root — more at ¹WORT] : an infusion of malt consisting of a dilute solution of sugars that is fermented to form beer

³**wort** *var of* WHORT

¹**worth** \ˈwərth, ˈwȯth, ˈwəith\ *vi* -ED/-ING/-S [ME *worthen,* fr. OE *weorthan, wurthan;* akin to OHG *werdan* to become, ON *vertha,* Goth *wairthan,* L *vertere* to turn, Skt *vartate* it is turned, happens, Lith *versti* to turn, *virsti* to fall, become] *archaic :* to come to be : BECOME — usu. used in the phrase *woe worth* with a following noun or pronoun

²**worth** \ˈ"\ *adj* [ME, fr. OE *weorth* of ⟨a specified⟩ value, worthy; akin to OHG *werd* worth, worthy, ON *verthr,* Goth *wairths,* OE *wierthe* worth, worthy] **1** *archaic :* having monetary or material value ⟨my time or labor was little ~ —Daniel Defoe⟩ **2** *archaic :* exhibiting or marked by desirable or useful qualities : ESTIMABLE ⟨she is a woman more ~ than any man —Shak.⟩ ⟨whose life, whose thoughts were little ~ —Alfred Tennyson⟩

³**worth** \ˈ"\ *prep* [ME, fr. OE *weorth,* adj.] **1 a :** having the value of : equal in value to ⟨the horse is ~ $300⟩ ⟨grants in ... the state were to be ~ millions in timber and iron —*Amer. Guide Series: Minn.*⟩ ⟨decide whether they are ~ the price asked —S.H.Adams⟩ ⟨the matter is not ~ a straw⟩ ⟨what's it ~⟩ **b :** having possessions or income equal to : equal in worth to : possessed of ⟨he is ~ at least $500,000⟩ ⟨was ~ a small fortune —Angus Macleod⟩ **2 :** furnishing an equivalent for : justifying the expenditure or exchange of ⟨are incentives ~ the effort —Bruce Payne⟩ ⟨doesn't think he's ~ a damn —Hamilton Basso⟩ **3 :** deserving of ⟨such books are ~ deliberate and thoughtful perusal —L.R.McColvin⟩ ⟨the scene is well ~ a visit —Ted Sumner⟩ ⟨ideals ~ fighting for⟩ ⟨the question of what emotions are ~ expressing —C.W.H.Johnson⟩ ⟨hardly ~ our attention⟩ **4 :** capable of ⟨ran for all he was ~⟩ — **worth one's salt :** worth one's salary or keep ⟨is so useless as to be hardly *worth his salt*⟩; *also :* having substantial or significant value or merit ⟨it isn't long before an author *worth his salt* can emerge with material for a best seller —Phyllis McGinley⟩

⁴**worth** \ˈ"\ *n -s* [ME, fr. OE *weorth;* akin to OHG *wert* value, price, worth, ON *verth,* Goth *wairth;* all fr. a prehistoric substantive use of the adjective represented by Goth *wairths* worth, worthy] **1 a :** monetary value ⟨mining operations of tremendous ~ —R.L.Taylor⟩ ⟨farmhouse and lands of little ~⟩ **b :** the equivalent of a specified amount or figure ⟨a penny's ~ of wine —E.O.Hauser⟩ ⟨$130 ~ of corn and alfalfa —Clyde Hostetter⟩ ⟨insuring that the government gets its money's ~ —T.W.Arnold⟩ ⟨an hour's ~ of hard labor⟩ **2 :** the usu. relative value of something measured or judged by its qualities or by the esteem with which it is regarded ⟨device that proved its ~ —C.L.Boltz⟩ ⟨collections of independent essays or chapters of varying ~ —F.N.Robinson⟩ ⟨the ultimate ~ of elaborate techniques —Howard M. Jones⟩ ⟨the ultimate test of true ~ is pleasure —G.L.Dickinson⟩ **3 a :** moral, intellectual, or personal value ⟨inspired by a sense of individual human ~ —George Woodcock⟩ ⟨the child ... whose dignity and ~ are respected —Dorothy Barclay⟩ ⟨problem of aging is to retain a sense of ~ —George Lawton⟩ **b :** MERIT, EXCELLENCE ⟨most colleges offer scholarships on the basis of need and ~⟩ ⟨work at which they have proved their ~ and their competence —F.J.R.Rodd⟩ ⟨propensity is to build up reputations beyond their intrinsic ~ —*Atlantic*⟩ **4 :** the value of one's material possessions : WEALTH, RICHES ⟨his personal ~ is estimated at five million⟩ **syn** see VALUE

worth·ful \-thfəl\ *adj* [⁴*worth* + *-ful*] **1 :** full of worth or merit : HONORABLE, WORTHY ⟨a good and ~ man⟩ ⟨something which is superhuman ... and supremely ~ —H.C.Smith⟩ **2 :** having value or worth : ESTEEMED, VALUABLE ⟨transmitting to the young that which they regard as ~ in their culture —J.L.Childs⟩ — **worth·ful·ness** *n* -ES

worthiest of blood *Brit :* most worthy of those of the same blood to succeed or inherit — usu. used with reference to males as opposed to females

wor·thi·ly \ˈwərthəlē\ *adv* [ME, fr. ¹*worthy* + *-ly*] : in a worthy manner : with worthiness

wor·thi·ness \-thēnəs\ *n* -ES [ME *worthinesse,* fr. ¹*worthy* + *-nesse* -ness] : the quality or state of being worthy

worth·less \ˈwərthləs, ˈwȯth-, ˈwəith-\ *adj* [⁴*worth* + *-less*] **1 a :** lacking value or material worth : VALUELESS ⟨finding the country flooded with ~ currency and black markets —*Current Biog.*⟩ ⟨insisted that the Sudan was a ~ desert —Herman Ausubel⟩ **b :** of no value, use, or profit : USELESS ⟨the stream took a bend back toward the ocean, and it would be ~ to follow it any longer —Norman Mailer⟩ ⟨their estimated costs of clothing may well be ~ unless the girls ... pin them down to accuracy —J.A.Leavitt & C.O.Hanson⟩ ⟨such statistical knowledge may be ~ to many people⟩ **2 a :** lacking moral character : LOW, DESPICABLE ⟨deceived by a ~ woman⟩ ⟨ran off with a ~ laughing fellow who lived by gambling —Sinclair Lewis⟩ **b :** lacking merit or worth : UNPRODUCTIVE, INCOMPETENT ⟨its vast possessions ... had been squandered by ~ abbots —H.O.Taylor⟩ ⟨so ~ that they had to plunder friends as well as foes —Charles Kingsley⟩ — **worth·less·ly** *adv* — **worth·less·ness** *n* -ES

worthwhile \ˈ...\ *adj* [²*worth* + *while,* n.] : being worth the time spent : of sufficient value to repay the effort ⟨if any ~ results were to be achieved —H.L.Ickes⟩ ⟨a ~ trip for sightseers —Lucy Burnham⟩ ⟨make life a ~ experience —Y.H. Krikorian⟩ — **worth·while·ness** *n* -ES

¹**wor·thy** \ˈwərthē, ˈwȯth-, ˈwəith-, -thi\ *adj, usu* -ER/-EST [ME, fr. ⁴*worth* + *-y*] **1 a :** having worth, value, or importance : GOOD, ESTIMABLE ⟨has become the ~ custom to hold a benefit performance —R.P.Cooke⟩ ⟨the results of moral rules are not always as ~ as the motives for adopting them —W.L.Miller⟩ ⟨great and ~ things —H.D.Thoreau⟩ ⟨became identified with many ~ causes —A.E.Wier⟩ **b :** marked by personal qualities warranting honor, respect, or esteem : HONORABLE, MERITORIOUS ⟨the tribunal was composed of ~ men ... of eminent respectability and talents —J.L.Motley⟩ ⟨the father was a ~ burgher, innkeeper, and brewer —Dora Clark⟩ ⟨announcing ... that his former wife was not a ~ woman —H.F.Coleru⟩ **2 a :** having sufficient worth, value, or importance : sufficiently good or estimable ⟨performing deeds ~ to be handed down in ... legends —C.B.Nordhoff & J.N.Hall⟩ ⟨think of something ~ to say —William Saroyan⟩ — often used with *of* ⟨mere resort to defensive measures is not ~ of the American spirit —*New Republic*⟩ ⟨brings to basketball an intensity ~ of a loftier pursuit —Stanley Frank⟩ ⟨a cause ~ of the best endeavors —W.H.Allison⟩ **b :** possessing personal qualities of sufficient worth, respect, or esteem : sufficiently honorable or meritorious ⟨no student deemed ~, and chosen for admission, would be kept out by lack of funds —N.M.Pusey⟩ ⟨a ~ successor⟩ ⟨a ~ antagonist⟩ ⟨every man ~ to be called a man —Thomas De Quincey⟩ — often used with *of* ⟨~ of his hire⟩ ⟨are ~ of the great faith, the high hopes, we have placed in them —F.D.Roosevelt⟩ ⟨you might be ... *worthier* of yourself —Charles Dickens⟩

²**worthy** \ˈ"\ *n* -ES [ME, fr. ¹*worthy*] : a person of eminence, distinction, or renown ⟨a great New England ~ —Van Wyck Brooks⟩ ⟨keep alive the memory of many *worthies* —Perry Miller⟩

³**worthy** \ˈ"\ *adv* [ME, fr. ¹*worthy*] : WORTHILY

⁴**worthy** *vt* -ED/-ING/-ES [ME *worthyen,* fr. ¹*worthy*] *obs :* to make worthy : EXALT, HONOR

worts *pl of* WORT

¹**wot** *pres 1st & 3d sing of* WIT

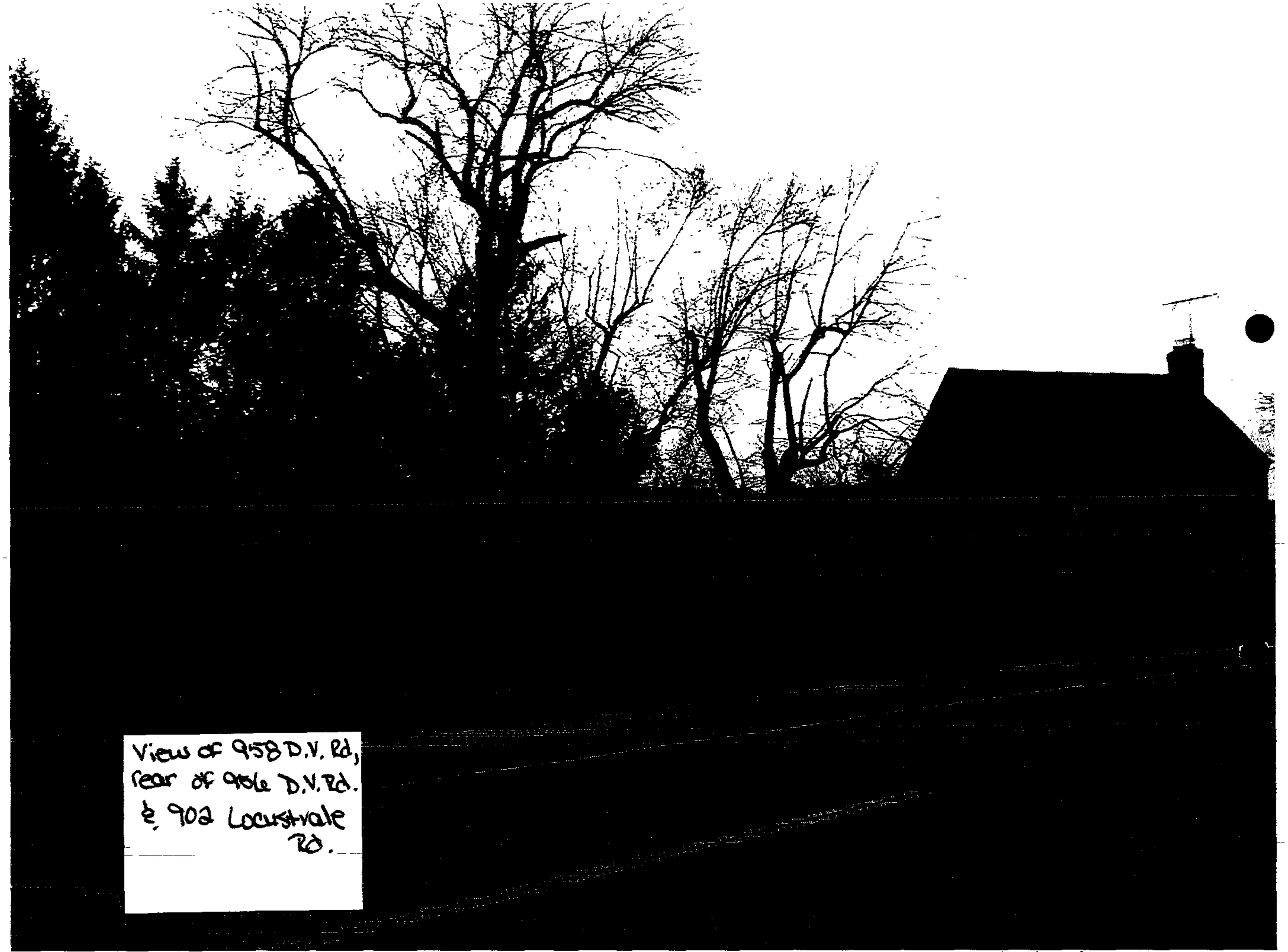
²**wot** \ˈwät\ *vb* **wotted; wotted; wotting; wots** [ME *woten,* alter. (influenced by *wot,* 1st & 3d sing. of *witen*) of *witen* to know — more at WIT] *vt, dial chiefly Brit :* to have knowledge of : KNOW ~ *vi, dial chiefly Brit :* to have knowledge — often used with *of* ⟨perhaps other kingdoms that we ~ not of —D.C. Peattie⟩

³**wot** \ˈ"\ *substand var of* WHAT

wou·bit \ˈwu̇,bit\ *n* -S [ME *wolbode,* fr. *woll* wool + *-bode* (perh. akin to OE *budda* beetle)] *dial Brit :* a hairy caterpillar; *esp :* WOOLLY BEAR

wough \ˈwō, ˈwȯ\ *n* -S [ME *wogh,* fr. OE *wōg, wāh;* akin to OFris *wāch* wall, OS *wēg,* L *vincire* to bind, lace — more at VETCH] **1** *dial Brit :* the wall or partition of a house **2** *Scot :* the wall rock beside a vein of lead

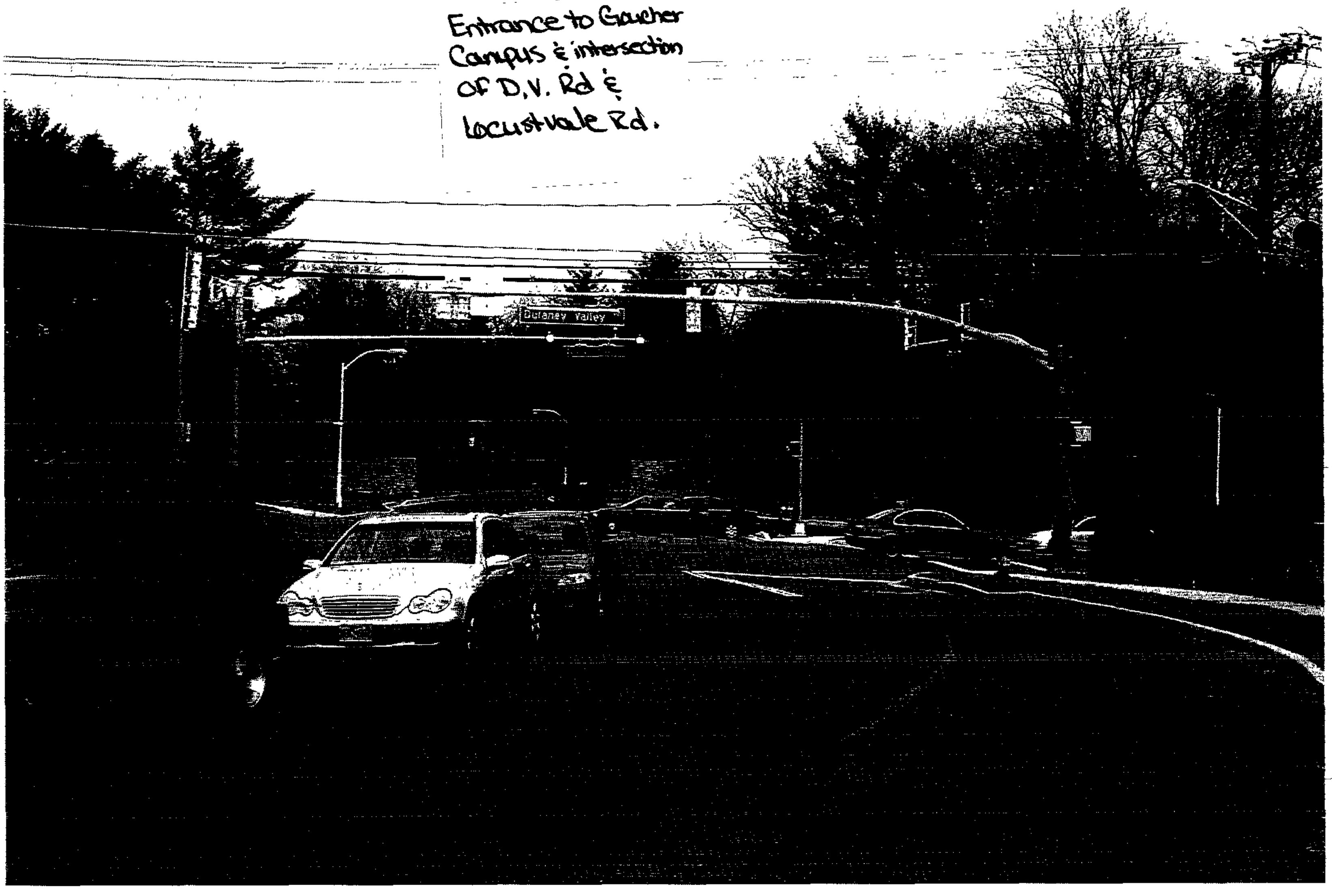
¹**would** \ˈwu̇d, ˈ(ə)d, (ˈ)wu̇d\ [ME *wolde, wulde, wold,* fr. OE *wolde;* akin to OHG *wolta* wished, desired, ON *vilda,* Goth *wilda* — more at WILL] *past of* WILL **1 a** *archaic :* WISHED, DESIRED, INTENDED ⟨he ~ that they should go⟩ **b** *archaic :* wish for : WANT ⟨what ~ these people⟩ ⟨they ~ a word with us⟩ **c (1) :** strongly desire : WISH ⟨I ~ I had brought better news



View of 958 D.V. Rd,
rear of 956 D.V. Rd.
& 902 Locustvale
Rd.

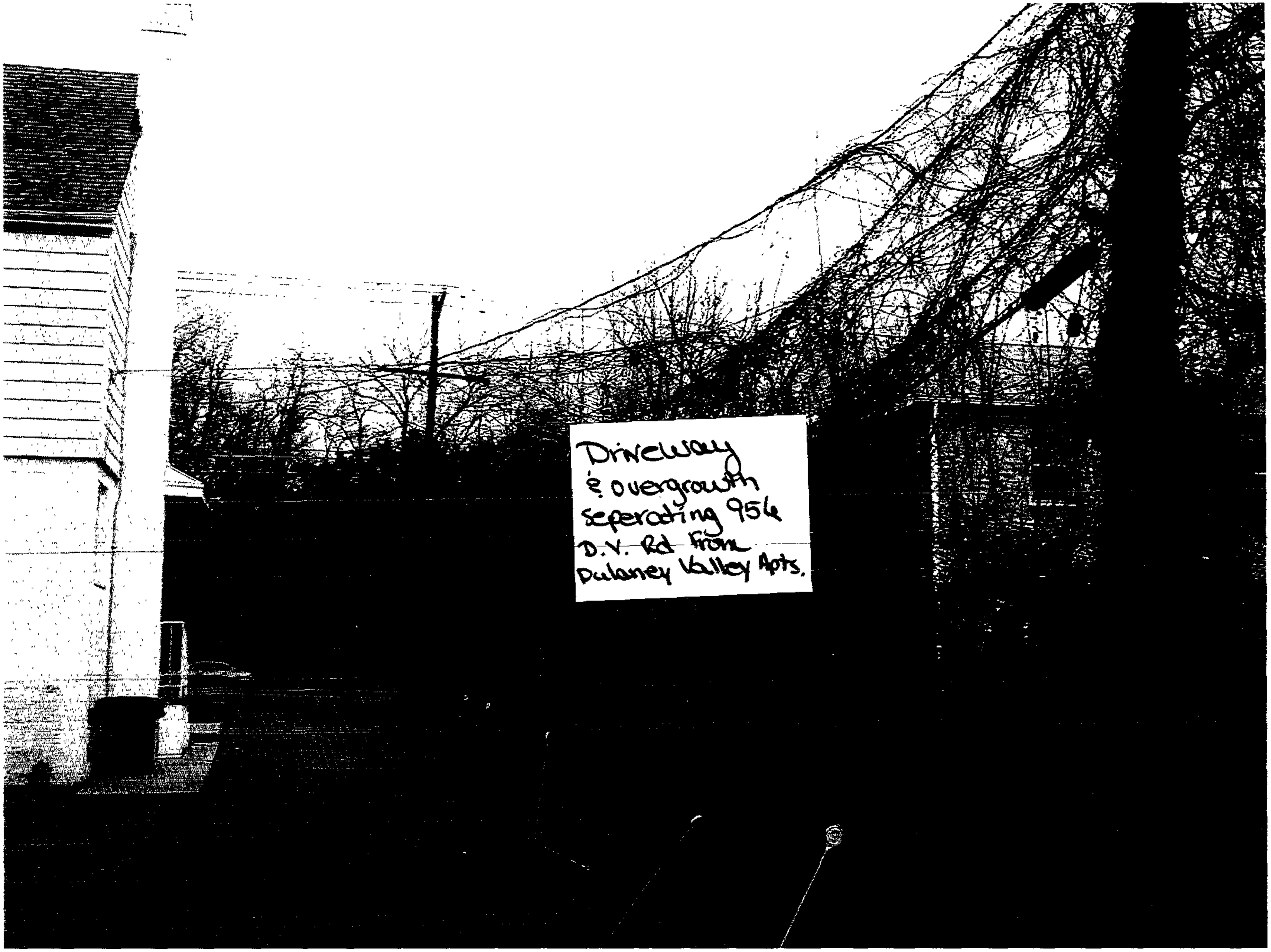
PH EXH 16

Entrance to Goucher Campus & intersection of D.V. Rd & Locustvale Rd.



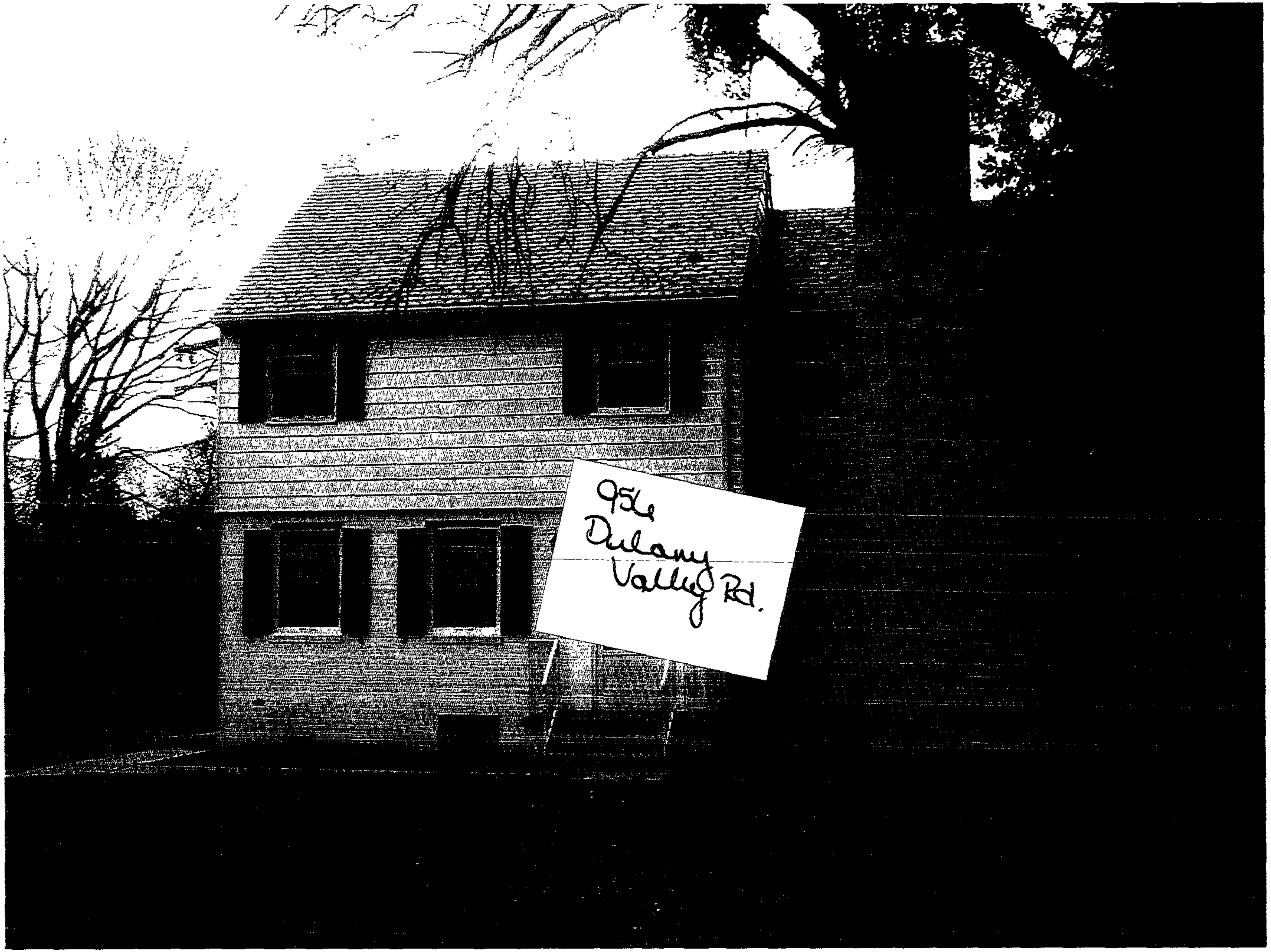
View of 958
D.V. Rd from
902 Locust Vale Rd.

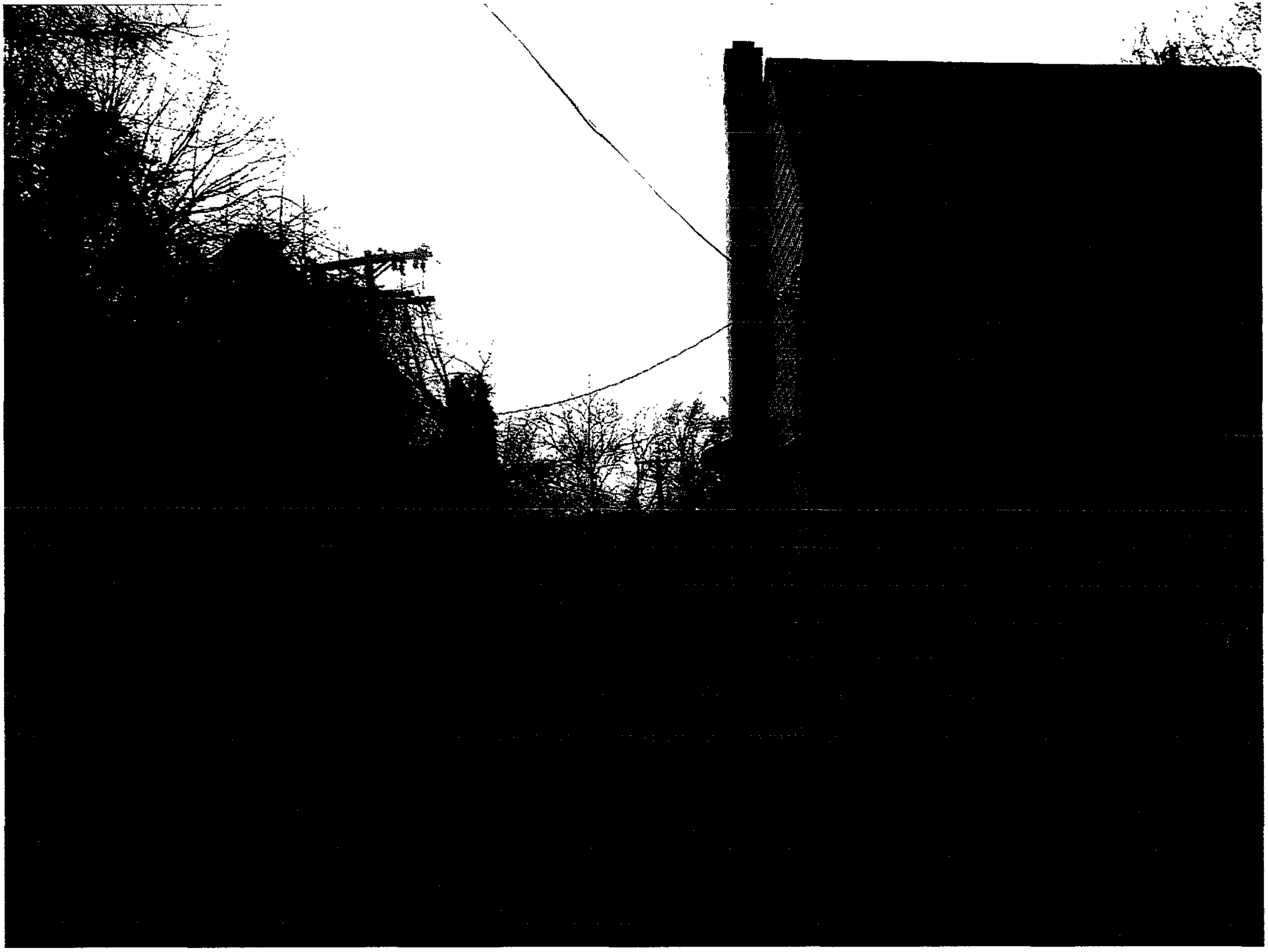
View of 95LE
958 D.V. Rd.
from Locustvale

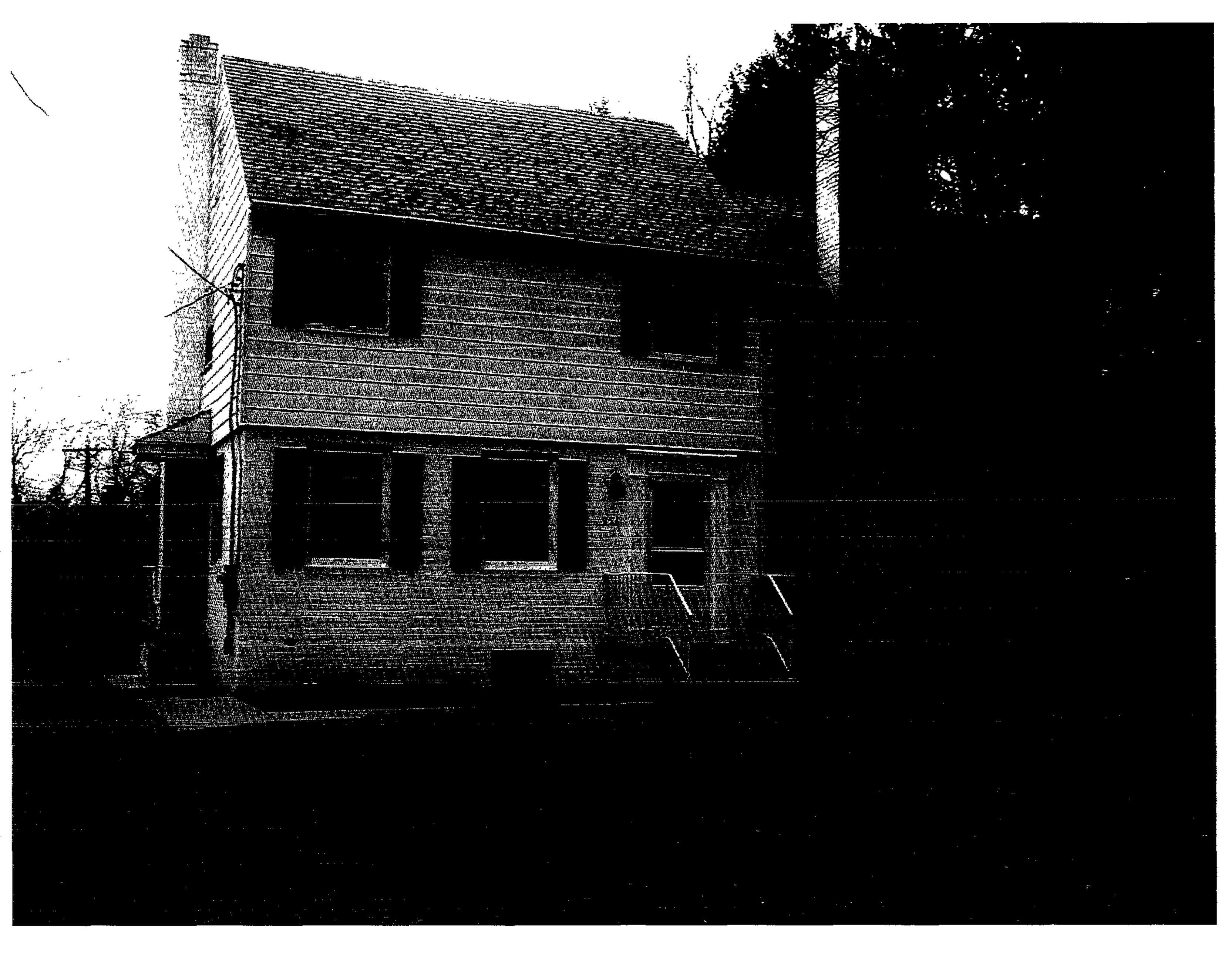

Driveway
& overgrowth
seperating 954
D.V. Rd from
Dulaney Valley Apts.

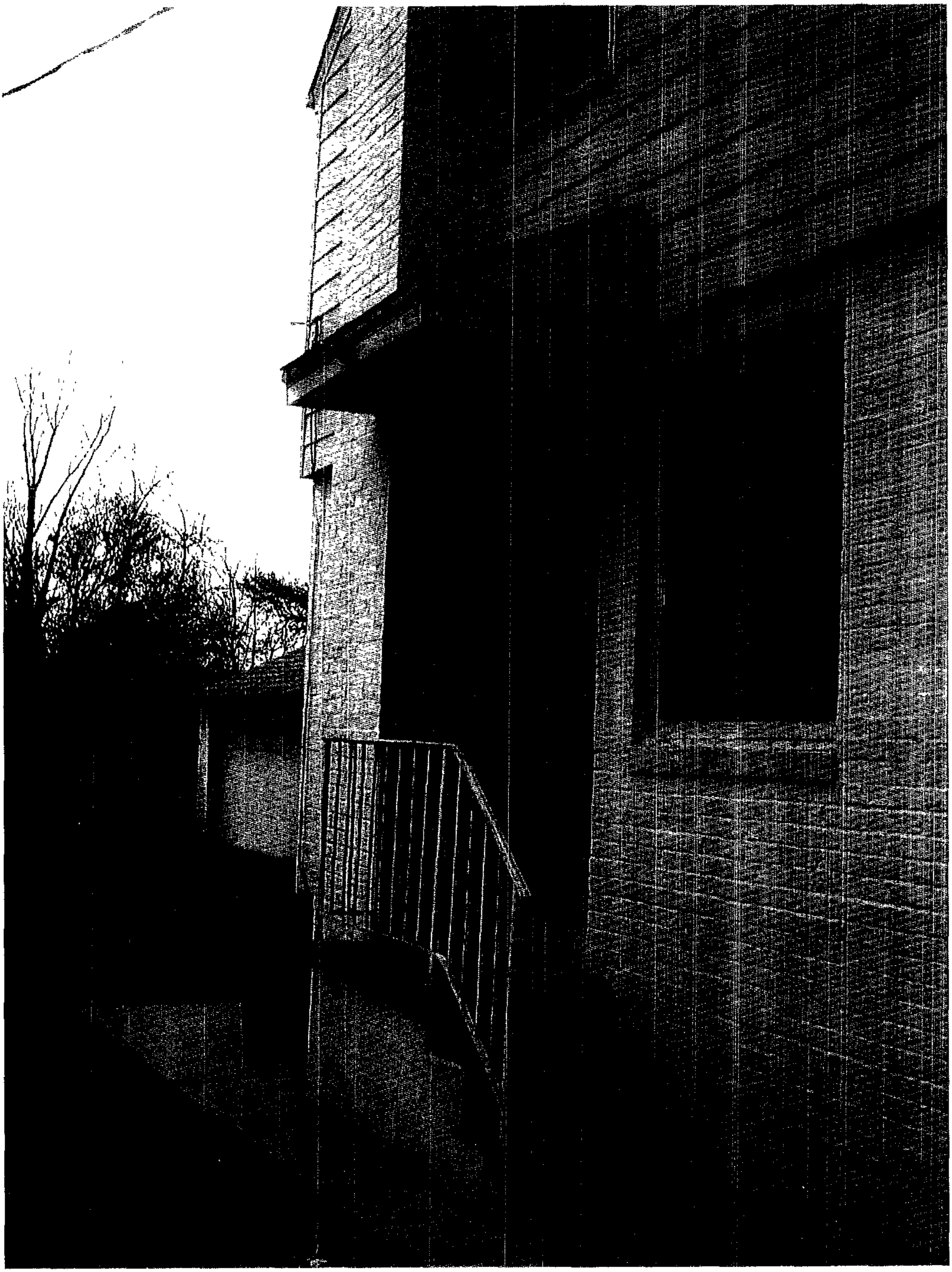
Back of
95e D.V.
Rd.

Garage at
rear of 956
D.V. Rd.

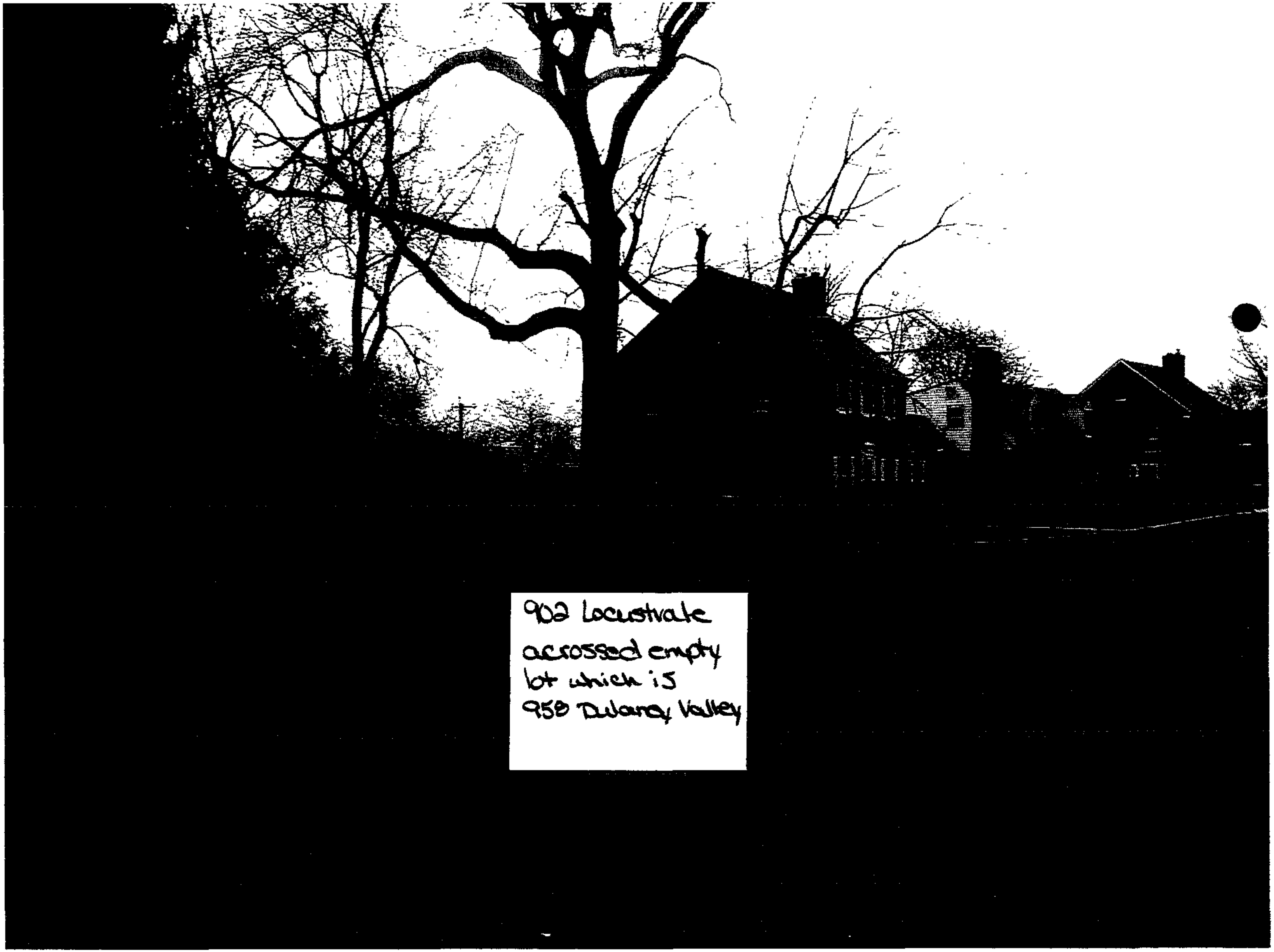

954
Dulany
Valley Rd.



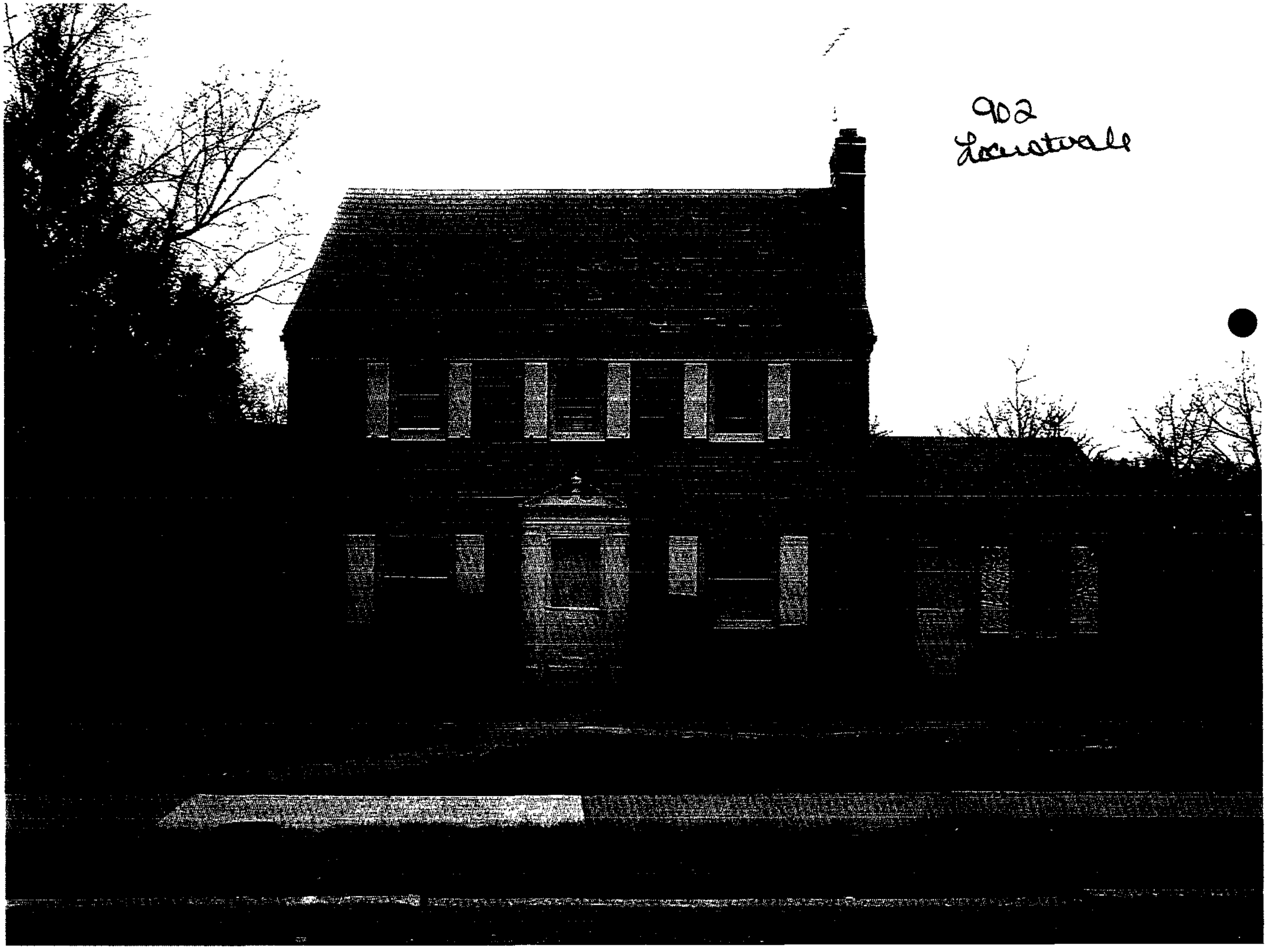




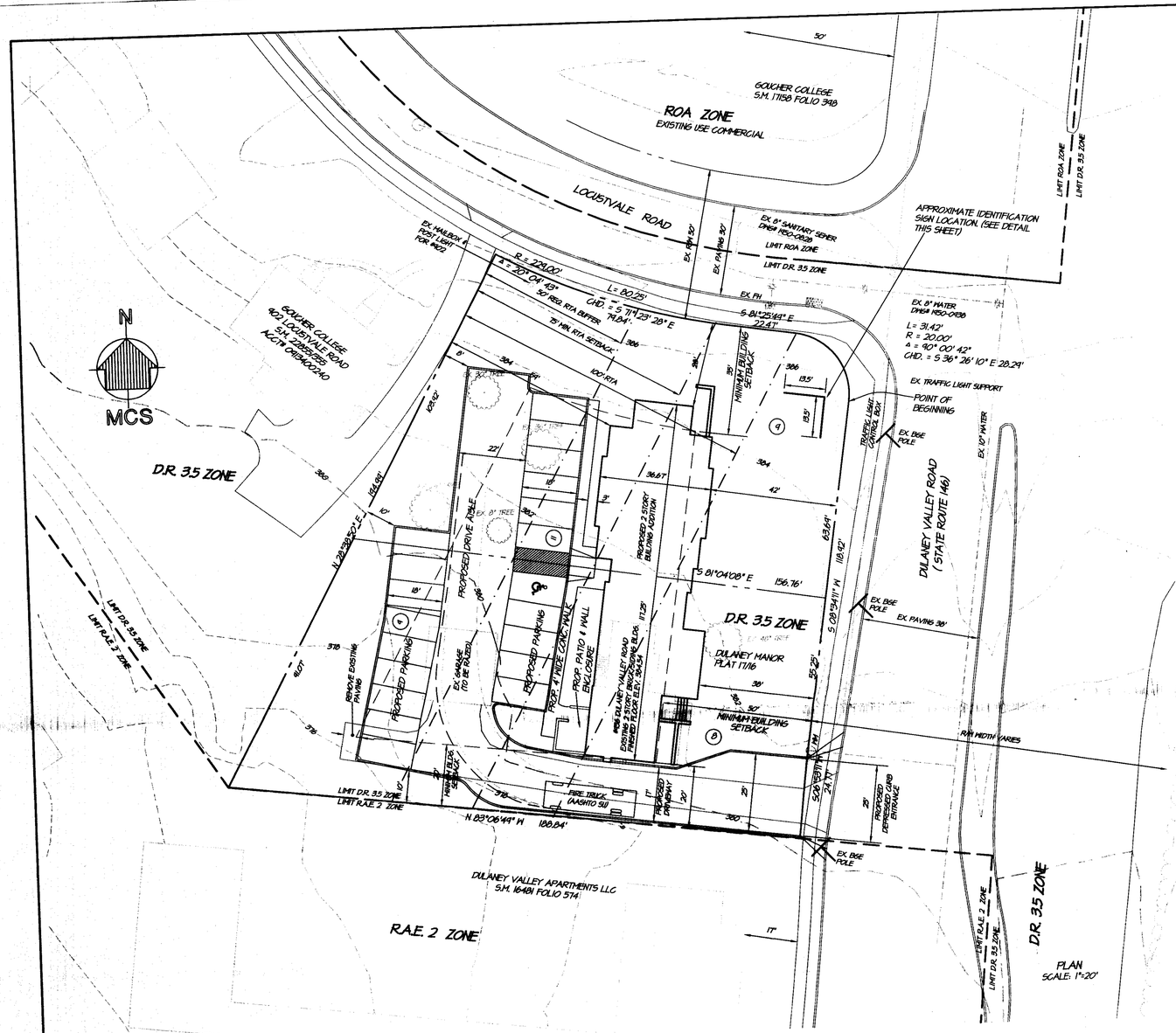
Trees separating
954 & 958
Dulaney Valley
Rd.



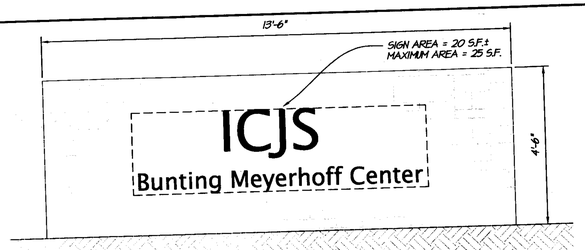
902 Locustvale
accrossed empty
lot which is
958 Delaney Valley



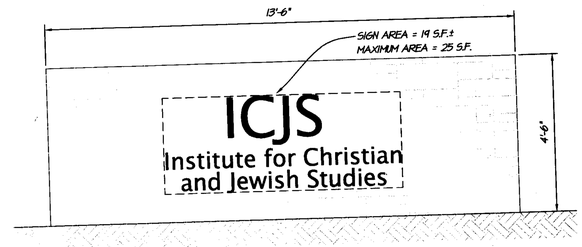
902
Locustvale



PLAN
SCALE: 1"=20'



ELEVATION OF SIGN FACING ONE FRONTAGE



ELEVATION OF SIGN FACING OTHER FRONTAGE

DETAIL: PROPOSED SIGN
SCALE: ½"=1'-0"

SIGN REQUIREMENTS (SECTION 450.4(6) IDENTIFICATION SIGN)

WALL MOUNTED OR FREESTANDING SIGNS ARE PERMITTED FOR INSTITUTIONAL USE
MAXIMUM SIGN AREA = 25 S.F. PER FACE
MAXIMUM NUMBER ALLOWED = 1 PER FRONTAGE
MAXIMUM HEIGHT = 6 FT.
ILLUMINATION IS PERMITTED

MAXIMUM NUMBER OF SIGNS ALLOWED = 2
ONE SIGN PER DULANEY VALLEY ROAD FRONTAGE
ONE SIGN PER LOUISVALE ROAD FRONTAGE

NUMBER OF SIGNS PROPOSED = 2
ONE SIGN PER DULANEY VALLEY ROAD FRONTAGE
ONE SIGN PER LOUISVALE ROAD FRONTAGE

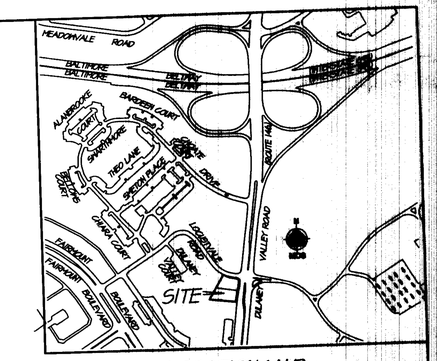
MAXIMUM HEIGHT ALLOWED = 6'
HEIGHT PROPOSED = 4'-6" FROM GROUND ADJACENT TO SIGN

MAXIMUM AREA PER FACE ALLOWED = 25 S.F.
AREA PROPOSED PER SIGN = 19 S.F.± AND 20 S.F.± (25 S.F. MAX. EACH)

NO SIGN SHALL PROJECT INTO THE STREET R/W.

ALL SIGNS SHALL ALLOW CLEAR AND AMPLE SIGHT LINES AT STREET AND ALLEY INTERSECTIONS.

SIGN ILLUMINATION SHALL BE CONFINED TO THE SURFACE OF THE SIGN.



LOCATION MAP
SCALE: 1"=500'

ZONING NOTES

1) PRIOR CASE: NO PRIOR CASES ARE ON RECORD IN THE ZONING OFFICE.

2) PREVIOUS COMMERCIAL PERMITS: NO PREVIOUS COMMERCIAL PERMITS ARE ON FILE

3) SITE DATA: GROSS AREA = 0.7844 Ac. (34,170 s.f.)
NET AREA = 0.6053 Ac (26,370 s.f.)

4) TITLE REFERENCE:
LOT 8- 456 DULANEY VALLEY ROAD
GOUCHER COLLEGE c/o LUCIE LAPOVSKY
1021 DULANEY VALLEY ROAD
TOWSON, MD 21204
ACCT# 0414273011
S.M. 11664/534

LOT 9- 458 DULANEY VALLEY ROAD
16.15 LLC
1316 PARK AVENUE BALTIMORE, MD 21217
ACCT# 0413400241
S.M. 22848/0316

5) EXISTING ZONING: DR-3.5 (See COUNTY ZONING MAP 70A)

6) EXISTING USE: SINGLE FAMILY RESIDENCE

7) PROPOSED USE: RELIGIOUS INSTITUTION

8) ALL EXISTING STRUCTURES ON SITE TO REMAIN

9) OFF STREET PARKING

PARKING REQUIRED:
1 SPACE per 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP
TOTAL NUMBER OF SEATS = 48
TOTAL SPACES REQUIRED: 48 SEATS/4 = 12 SPACES REQUIRED
TOTAL SPACES PROVIDED = 20 (incl. 1 handicapped van accessible)

10) BUILDINGS SETBACK REQUIREMENTS (SEE 1B01.2 C.1.a - D.R. 3.5 ZONE)
FRONT - 50' FROM FRONT PROPERTY LINE
SIDE - 20'
STREET CORNER SIDE - 35'
REAR - 30'

11) SETBACKS PROVIDED
FRONT - 38' FROM FRONT PROPERTY LINE
SIDE - 20'
STREET CORNER SIDE - 28'
REAR - 59'

12) THE PROPERTY LINES SHOWN HEREON ARE BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY DAVAL & ASSOCIATES P.A. DATED DECEMBER 16, 2005. TOPOGRAPHY AND PROPOSED GRADING SHOWN HEREON ARE BASED ON BALTIMORE COUNTY GIS TOPOGRAPHIC INFORMATION, AND LIMITED FIELD RUN TOPOGRAPHIC DATA.

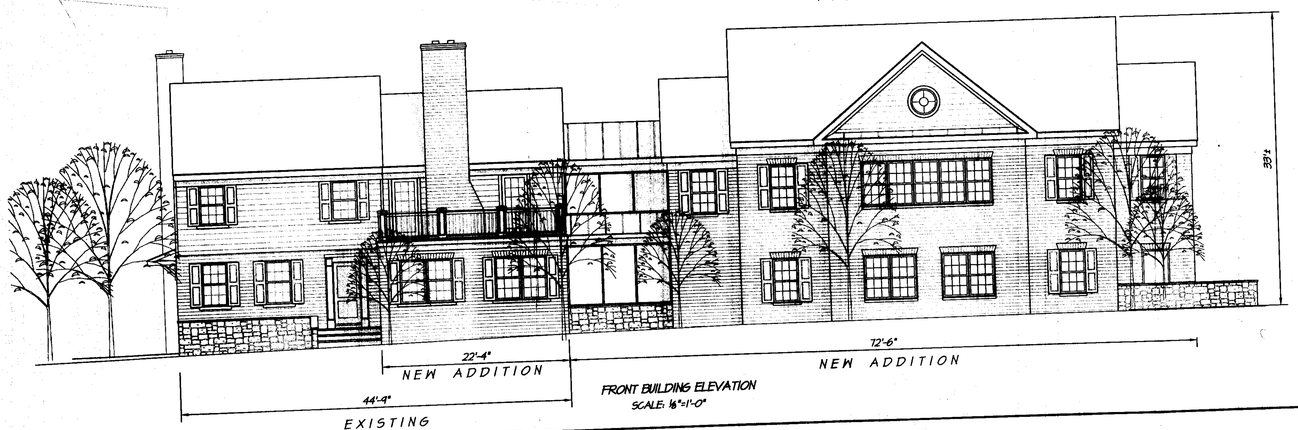
13) THE SITE IS NOT IN THE 100 YEAR FLOODPLAIN.

14) THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

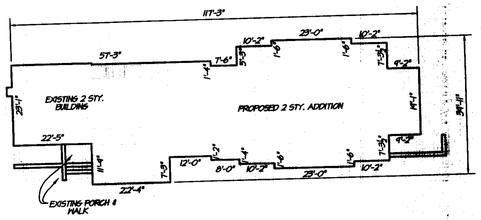
15) THERE ARE NO HISTORICAL BUILDINGS OR STRUCTURES ON THE SITE.

APPLICANT:
INSTITUTE FOR CHRISTIAN AND JEWISH STUDIES
1316 PARK AVENUE
BALTIMORE, MD. 21217

410-523-7227



FRONT BUILDING ELEVATION
SCALE: 1/8"=1'-0"



BUILDINGS DIMENSIONS
SCALE: 1"=20'

PLAN TO ACCOMPANY ZONING PETITION
INSTITUTE FOR CHRISTIAN AND JEWISH STUDIES
456 and 458 DULANEY VALLEY ROAD
4th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT

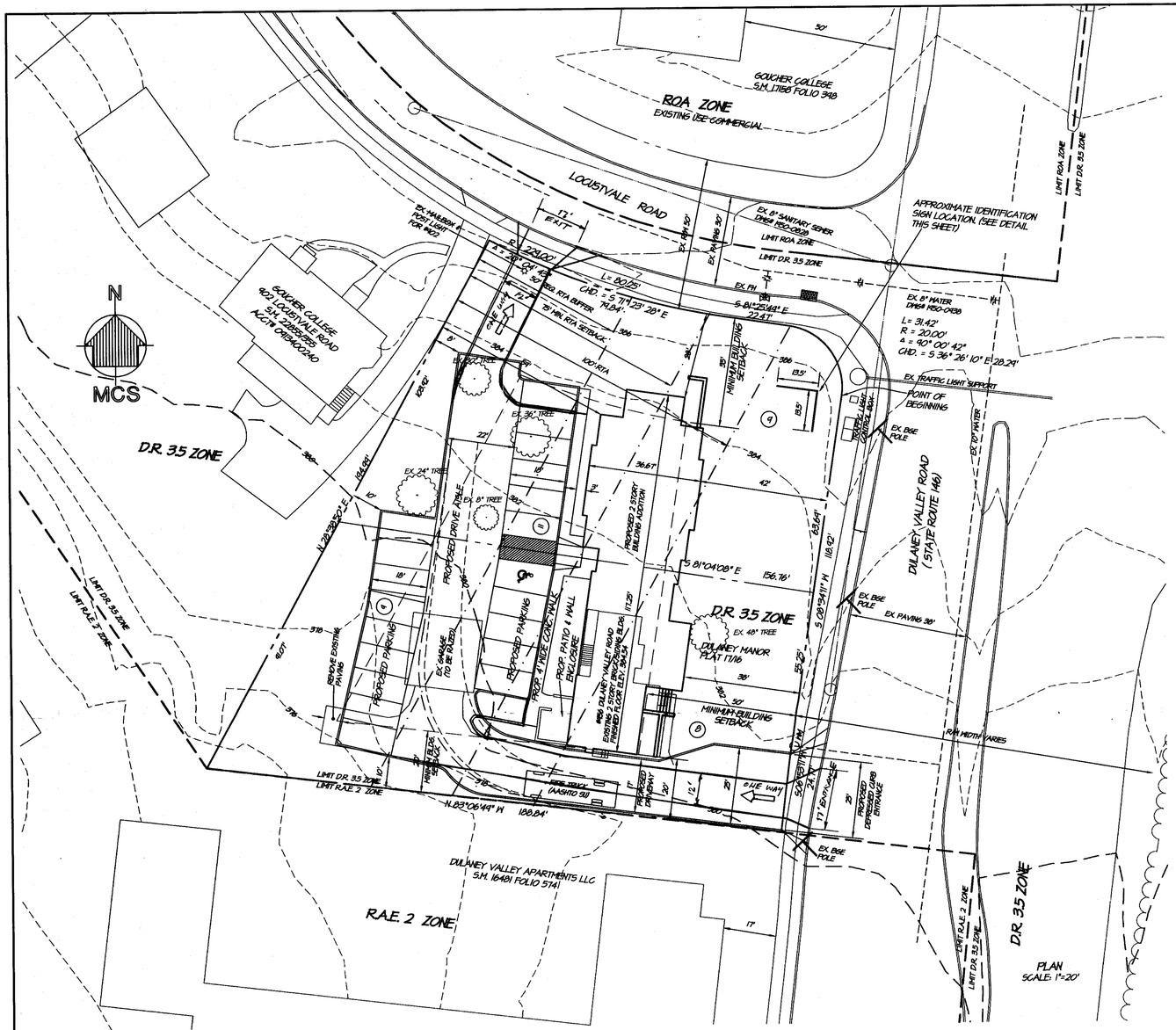
BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN FEBRUARY 2, 2006

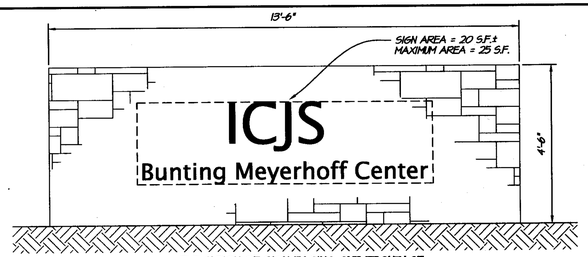
STATE OF MARYLAND
RICHARD TRUELOVE
No. 19861
PROFESSIONAL ENGINEER

2003024

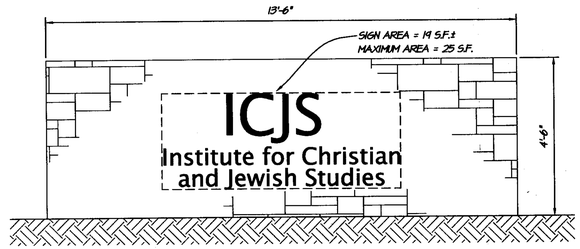
PLAN PREPARED BY:
RICHARD TRUELOVE P.E. Inc.
406 West Pennsylvania Avenue
Towson, Maryland 21204-4505
(410)296-3884 FAX (410)821-7089

Projects R2\CJS\dwg\ZONING--REVISION.dwg, 02/06/2006 08:30:50 AM, KYPE, INC.





ELEVATION OF SIGN FACING ONE FRONTAGE



ELEVATION OF SIGN FACING OTHER FRONTAGE

DETAIL: PROPOSED SIGN
SCALE: ½"=1'-0"

SIGN REQUIREMENTS (SECTION 450.4(6) IDENTIFICATION SIGN)

WALL MOUNTED OR FREESTANDING SIGNS ARE PERMITTED FOR INSTITUTIONAL USE
MAXIMUM SIGN AREA = 25 S.F. PER FACE
MAXIMUM NUMBER ALLOWED = 1 PER FRONTAGE
MAXIMUM HEIGHT = 6 FT.
ILLUMINATION IS PERMITTED

MAXIMUM NUMBER OF SIGNS ALLOWED = 2
ONE SIGN PER DULANEY VALLEY ROAD FRONTAGE
ONE SIGN PER LOUISVILLE ROAD FRONTAGE

NUMBER OF SIGNS PROPOSED = 2
ONE SIGN PER DULANEY VALLEY ROAD FRONTAGE
ONE SIGN PER LOUISVILLE ROAD FRONTAGE

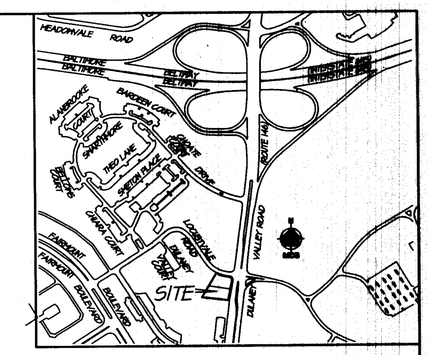
MAXIMUM HEIGHT ALLOWED = 6'
HEIGHT PROPOSED = 4'-6" FROM GROUND ADJACENT TO SIGN

MAXIMUM AREA PER FACE ALLOWED = 25 S.F.
AREA PROPOSED PER SIGN = 19 S.F.± AND 20 S.F.± (25 S.F. MAX. EACH)

NO SIGN SHALL PROJECT INTO THE STREET R/W.

ALL SIGNS SHALL ALLOW CLEAR AND AMPLE SIGHT LINES AT STREET AND ALLEY INTERSECTIONS.

SIGN ILLUMINATION SHALL BE CONFINED TO THE SURFACE OF THE SIGN.



LOCATION MAP
SCALE: 1"=800'

ZONING NOTES

1) PRIOR CASE: NO PRIOR CASES ARE ON RECORD IN THE ZONING OFFICE.

2) PREVIOUS COMMERCIAL PERMITS: NO PREVIOUS COMMERCIAL PERMITS ARE ON FILE

3) SITE DATA: GROSS AREA = 0.7844 Ac. (34,170 s.f.)
NET AREA = 0.6058 Ac. (26,370 s.f.)

4) TITLE REFERENCE:
LOT 8- 456 DULANEY VALLEY ROAD
GOUCHER COLLEGE c/o LUCIE LAPOVSKY
1021 DULANEY VALLEY ROAD
TOWSON, MD 21204
ACCT# 0218273011
S.M. 11664/534

LOT 9- 458 DULANEY VALLEY ROAD
IC-J5 LLC
1316 PARK AVENUE BALTIMORE, MD 21217
ACCT# 0213400241
S.M. 22848/0316

5) EXISTING ZONING: DR-3.5 (See COUNTY ZONING MAP 70A)

6) EXISTING USE: SINGLE FAMILY RESIDENCE

7) PROPOSED USE: RELIGIOUS INSTITUTION

8) ALL EXISTING STRUCTURES ON SITE TO REMAIN

9) OFF STREET PARKING

PARKING REQUIRED:
1 SPACE per 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP/STUDY
TOTAL NUMBER OF SEATS = 48
TOTAL SPACES REQUIRED: 48 SEATS/4 = 12 SPACES REQUIRED
TOTAL SPACES PROVIDED : 20 (incl. 1 handicapped van accessible)

10) BUILDING SETBACK REQUIREMENTS (SEC 1B01.2 C1.a - D.R. 3.5 ZONE)
FRONT - 50' FROM FRONT PROPERTY LINE
SIDE - 20'
STREET CORNER SIDE - 35'
REAR - 30'

11) SETBACKS PROVIDED
FRONT - 38' FROM FRONT PROPERTY LINE
SIDE - 20'
STREET CORNER SIDE - 28'
REAR - 54'

12) THE PROPERTY LINES SHOWN HEREON ARE BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY DWAL & ASSOCIATES P.A. DATED DECEMBER 14, 2005. TOPOGRAPHY AND PROPOSED GRADING SHOWN HEREON ARE BASED ON BALTIMORE COUNTY GIS TOPOGRAPHIC INFORMATION, AND LIMITED FIELD RUN TOPOGRAPHIC DATA.

13) THE SITE IS NOT IN THE 100 YEAR FLOODPLAIN.

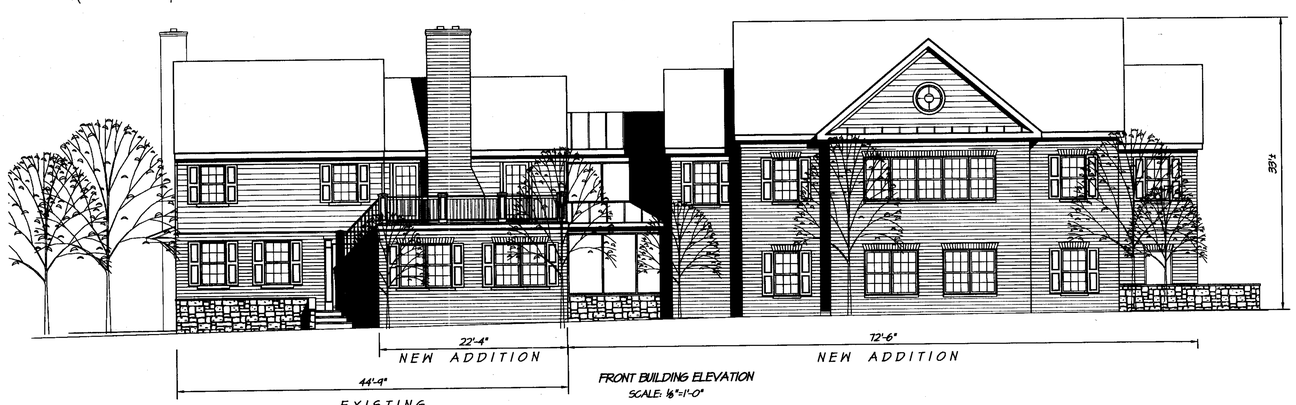
14) THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

15) THERE ARE NO HISTORICAL BUILDINGS OR STRUCTURES ON THE SITE.

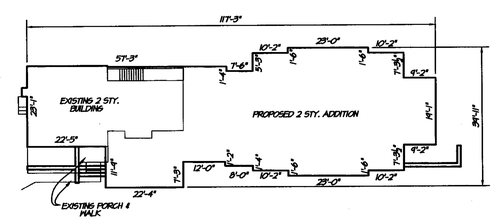
APPLICANT:
INSTITUTE FOR CHRISTIAN AND JEWISH STUDIES
1316 PARK AVENUE
BALTIMORE, MD. 21217

410-523-7227

RED LINE REVISIONS SHOWN BASED ON MARCH 14, 2006 REVISED PLAN



FRONT BUILDING ELEVATION
SCALE: ⅛"=1'-0"



BUILDING DIMENSIONS
SCALE: 1"=20'

PLAN TO ACCOMPANY ZONING PETITION
INSTITUTE FOR CHRISTIAN AND JEWISH STUDIES
456 and 458 DULANEY VALLEY ROAD

9th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

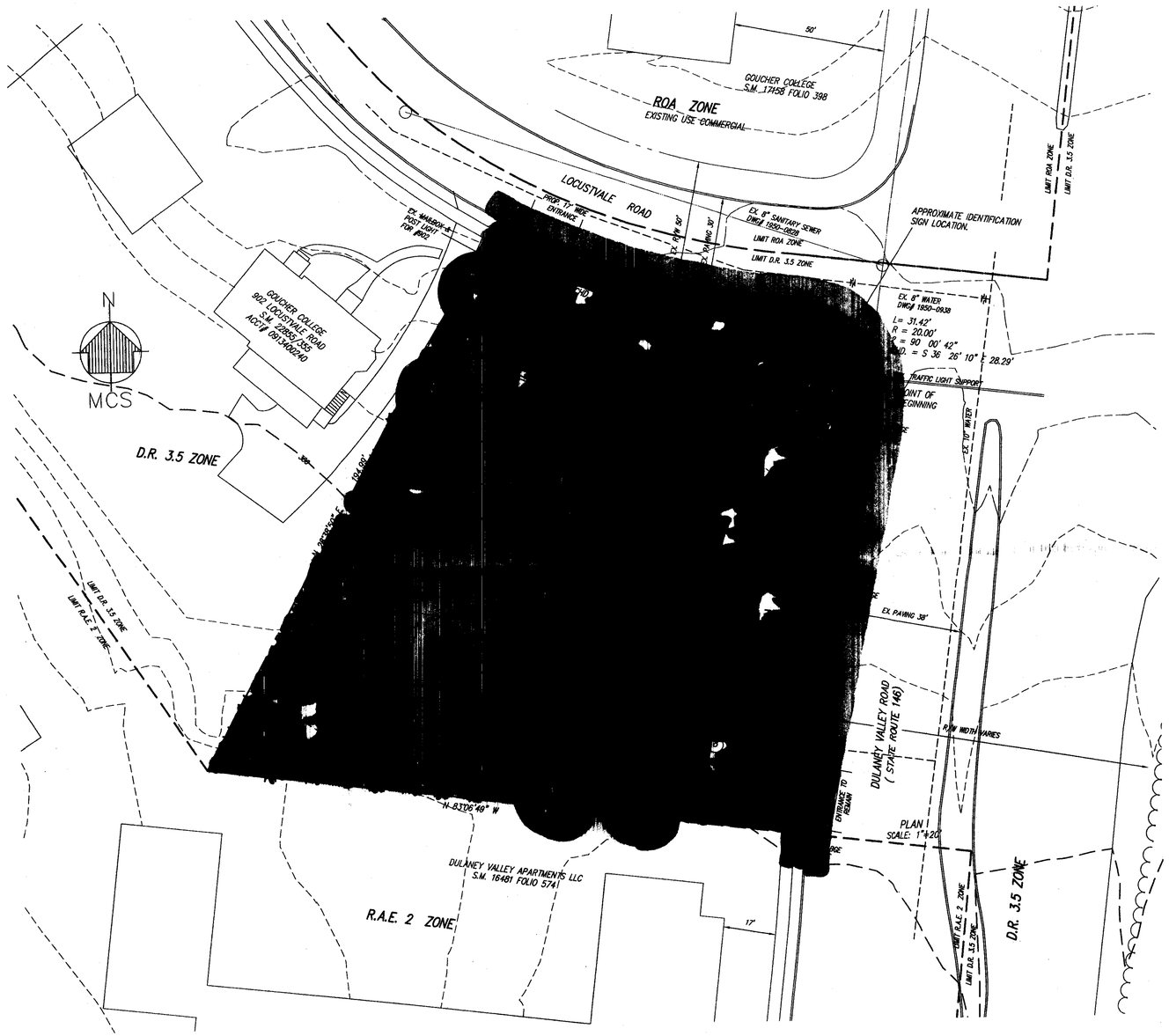
SCALE: AS SHOWN FEBRUARY 2, 2006

PETITIONER EX. #1-B

PLAN PREPARED BY:
RICHARD TRUELOVE P.E., Inc.
registered civil engineer
406 West Pennsylvania Avenue
Towson, Maryland 21204-4236
(410)494-4914 FAX (410)296-[illegible]

2003024

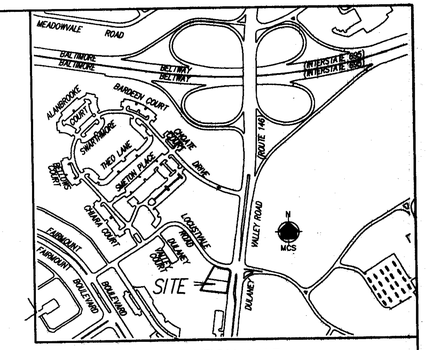
C:\Land Projects R2\ICJS\dwg\ZONING-REVISION.dwg, 03/21/2006 05:27:02 PM, RTPE, Inc.



SCHEMATIC LANDSCAPE PLAN

SCALE: 1" = 20'

NOTE: THIS SCHEMATIC PLAN IS FOR LANDSCAPING PURPOSES ONLY.



LOCATION MAP

SCALE: 1"=500'

LANDSCAPE CALCULATIONS

REQUIRED LANDSCAPING

CONDITION	DESCRIPTION	RATE	QUANTITY	PLANTING UNITS (PU)
A. STREET FRONTAGE	ADJACENT ROAD	1 PU/40 LF	231 LF	6 PU
A. STREET FRONTAGE	INTERIOR ROAD	1 PU/20 LF	150 LF	8 PU
B. PARKING LOTS	PERIMETER SCREENING ADJACENT TO PUBLIC R/W (CLASS B)	1 PU/15 LF	20 LF	1 PU
	PERIMETER SCREENING ADJACENT TO RES. USE (CLASS A)	1 PU/15 LF	180 LF	12 PU
	INTERIOR LANDSCAPING	1 PU/ 12 PARKING SPACES	20	2 PU
E. NON-RES. BUILDING	ADJACENT TO RES. PROPERTY (CLASS A)	1 PU/15 LF	155 LF	10 PU
TOTAL REQUIRED PLANTING UNITS				39 PU
TOTAL PROPOSED PLANTING UNITS: (16) SHADE TREES @ 1:1 = 16.0 PU (5) ORNAMENTAL TREES @ 2:1 = 2.5 PU (22) EVERGREEN TREES @ 2:1 = 11.0 PU (48) SHRUBS @ 5:1 = 9.6 PU 7% INTERIOR LANDSCAPING PROVIDED IN PARKING LOT				39.1 PU

LANDSCAPE LEGEND

KEY	DESCRIPTION
	SHADE TREE (2"-2 1/2" CAL.)
	ORNAMENTAL TREE (1"-1 1/2" CAL.)
	EVERGREEN TREE (MIN. 6' HT.)
	SHRUBS (2' - 2 1/2' HT.)
	FOUNDATION SHRUBS
	GRASSES
	GROUND COVER / PERENNIALS / ANNUALS

SCHEMATIC LANDSCAPE PLAN

PLAN TO ACCOMPANY ZONING PETITION
INSTITUTE FOR CHRISTIAN AND JEWISH STUDIES
956 and 958 DULANEY VALLEY ROAD
9th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND
SCALE: AS SHOWN MARCH 9, 2006

SCHEMATIC LANDSCAPE PLAN PREPARED BY:
HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885 Phone
(410) 825-3887 Fax

2003024

PLAN PREPARED BY:
RICHARD TRUELOVE P.E., Inc.
406 West Pennsylvania Avenue
Towson, Maryland 21204
(410)494-4914

PET EXH 3

Map Produced By Baltimore County GIS Services
Date of Imagery: 2005

1 inch equals 200 feet

070A1

Map Produced By Baltimore County GIS Services
Date of Imagery: 2005

1 inch equals 200 feet

070B1