JOHN A. OLSZEWSKI, JR.
County Executive

C. PETE GUTWALD, AICP, *Director*
Department of Permits, Approvals & Inspections

December 12, 2024

Christopher D. Mudd
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, Maryland 21204

RE: Spirit and Intent Determination
Jewish Community Center
3518 Gwynnbrook Avenue
Case No. 1974-0157-X
4th Election District, 3rd Councilmanic District

Dear Mr. Mudd,

This is in reply to your recent letter that was sent to my attention. Based on the information provided therein and my review of the available zoning records, the following has been determined:

Provided the proposed pool, pool deck, bathhouse, and equipment shed comply with the boundaries of these cases and are built in accordance with the red-lined plan, then the proposed changes on the referenced property will be in the Spirit and Intent of the BCZR and the Zoning Commissioner's order in Case No. 1947-0157-X, Case No. 1992-0309-SPHXA, Case No. 1993-0170-A, Case No. 1997-0492-SHP, Case No. 1999-0094-SPHA, and Case No. 2007-04750-A

A copy of your request letter, this response, and the revised site plan will be recorded and made a permanent part of the zoning cases referenced above.

A verbatim copy of this response must be affixed to any building permit site plans prior to uploading the required documents to the building permit application online portal.

This approval is for zoning only, and you will be required to comply with all other County and State regulations relative to this property.

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

I trust that the information outlined in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

Jeffrey N. Perlow

Jeffrey N. Perlow
Zoning Supervisor
Zoning Review Office
P.A.I

JNP:jjk
Cc: Zoning Case Files for 1974-0157-X

J. Krach
24-1129
12/9/24

VENABLE® LLP

210 W. PENNSYLVANIA AVENUE SUITE 500 TOWSON, MD 21204
T 410.494.6200 F 410.821.0147 www.Venable.com

Christopher D. Mudd

t 410.494.6365
f 410.821.0147
cdmudd@venable.com

December 9, 2024

Jeffrey Perlow, Supervisor
Office of Zoning Review
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building
111 W. Chesapeake Avenue, Room 124
Towson, Maryland 21204

Re: **Request for Zoning Spirit and Intent Confirmation**
4th Election District, 2nd Councilmanic District
Jewish Community Center - 3518 Gwynnbrook Avenue

Dear Mr. Perlow:

I am writing on behalf of The Associated Jewish Charities of Baltimore ("AJC"), legal owner of the above-referenced property (the "Property"), to request confirmation that the described improvements to the existing Jewish Community Center campus in Owings Mill are within the "spirit and intent" of the prior granted zoning relief.

By way of background, in the 1970s, AJC purchased a 157± acre tract (the "Tract") of land located northwest of the intersection of Garrison Forest Road and Gwynnbrook Avenue. In 1974, AJC sought and received approval of a zoning special exception on 43± of the acres within the Tract to be used as "community buildings, swimming pools, and/or other structures or land uses devoted to civic, social, recreational, or educational uses." *See* Case No. 1974-0157-X.

Thereafter, AJC constructed the facility, and it continues to operate the Jewish Community Center on the Property. The uses and/or facilities have been amended either through zoning confirmation/spirit and intent letters or subsequent zoning cases. *See* Case No. 1992-0309-SPHXA; Case No. 1993-0170-A; Case No. 1997-0492-SHP; Case No. 1999-0094-SPHA; and Case No. 2007-04750-A and referenced approvals.[1]

[1] In 2016, AJC processed a Development Plan for the entire Tract. This plan reflected the then existing conditions on the campus and on the adjacent Weinberg Village campus. Additionally, the Development Plan reflected the development of 83± acres with a single-family residential community. After public hearing, the Development Plan was approved. A Final Development Plan was also prepared for the area of development.

AJC now seeks to make improvements on the western side of the Jewish Community Center campus within an area that is currently used for recreational purposes. Some portions of this area have physical improvements (e.g., existing pool, sheds), and others are open areas on which temporary shade structures have been erected for camp activities or other events. The existing condition of this area is shown under "Existing Conditions" on the attached Plan to Accompany Spirit and Intent Letter. The existing improvements include a pool, pool deck, and two sheds. AJC intends to remove/raze these improvements.

Then, in the same general area, AJC proposes to construct a new pool, pool deck, bathhouse, and equipment shed as shown under "Proposed Conditions" on the attached plan. There is currently no bathhouse to serve the pool. The lack of a bathhouse means that swimmers must enter the main building to use the facilities. The need for a bathhouse has long been recognized.

As indicated above, the proposed improvements would be constructed within an area currently used for recreational purposes. These improvements would be solely for the use of the members and camp-goers of the Community Center and are consistent with the relief granted in Case No. 1974-0157-X and subsequent cases. The improvements will respect the established forest conservation easement and would be well-buffered from adjacent properties by the existing trees within that easement.

By way of this letter, I am seeking confirmation that the proposed improvements would be considered to be within the spirit and intent of the relief granted in the prior zoning cases and that AJC would be permitted to move forward to permitting without the need to seek additional zoning relief. I have included a check in the amount of $200.00, made payable to Baltimore County, Maryland, to cover the administrative fee associated with this request.

If you have any questions about this request, please feel free to contact me.

Very truly yours,

Christopher D. Mudd, PAM

Christopher D. Mudd

Enclosure

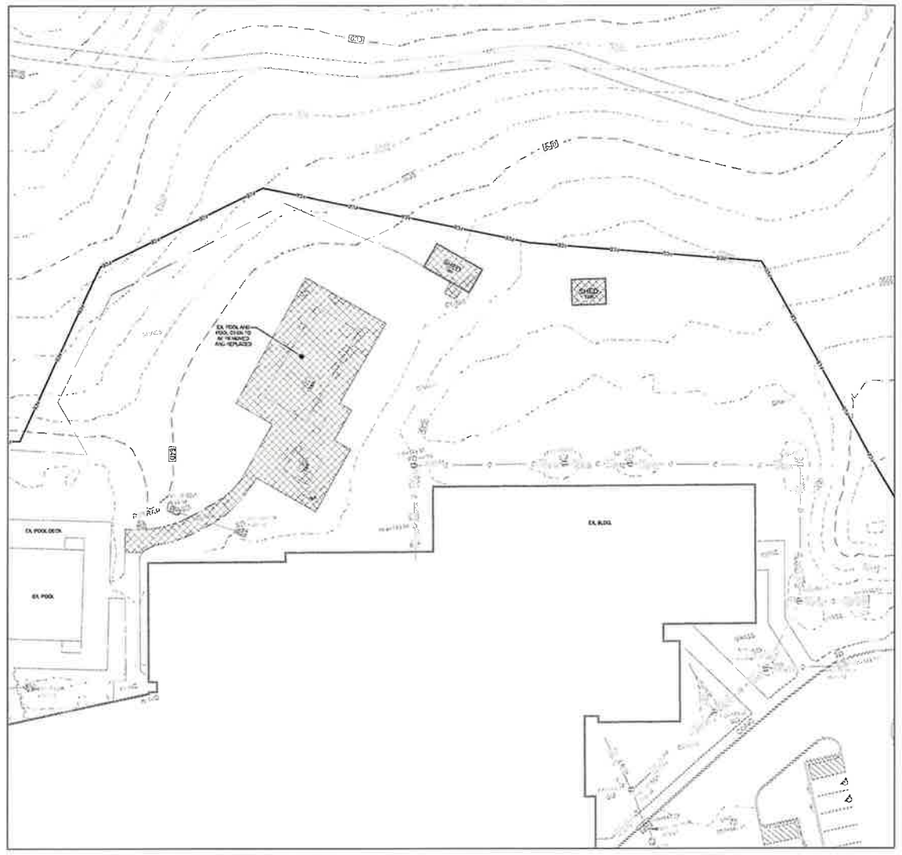
COUNTY APPROVAL

DRC ITEM NUMBER _____ PAI # _____
AMENDMENT NUMBER ____ REF: _____

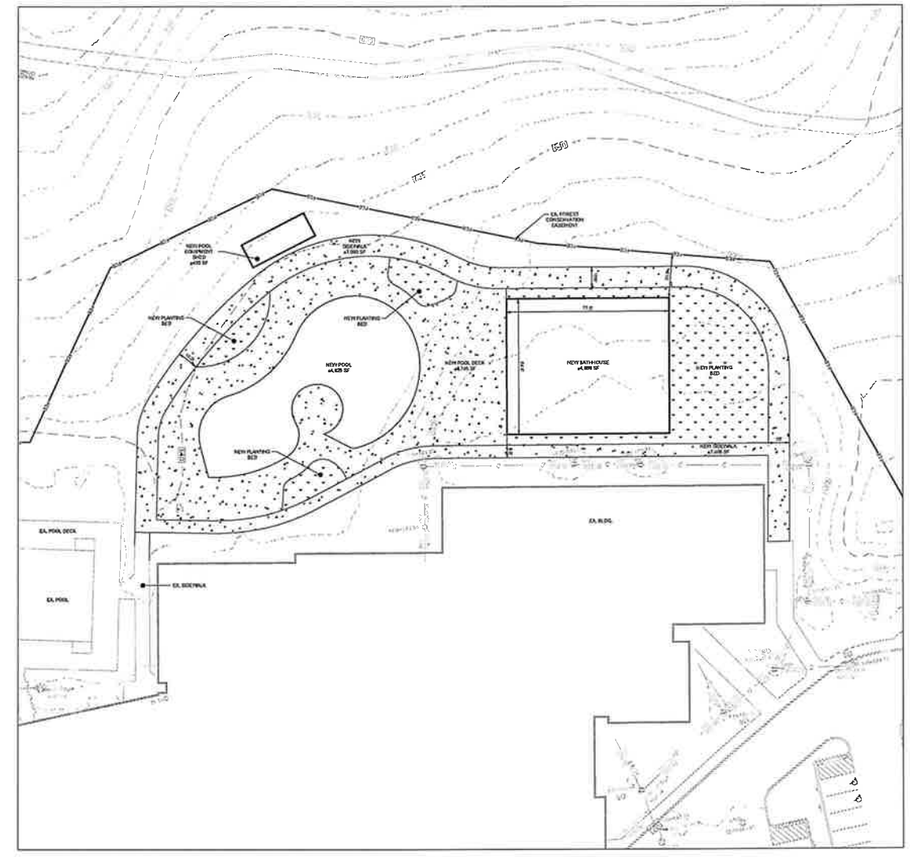
PURPOSE OF AMENDMENT:

COMPANY NAME: KIMLEY-HORN
LANDSCAPE ARCHITECT NAME: MATT BISHOP
ADDRESS: 210 WASHINGTON AVE., SUITE 505, TOWSON, MD 21204
PHONE NUMBER: 443-743-8888
EMAIL: MATT.BISHOP@KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 3315 EXPIRATION DATE 06/20/2026



EXISTING CONDITIONS
SCALE: 1" = 20'



PROPOSED CONDITIONS
SCALE: 1"=20'

Plan to Accompany Spirit and Intent Letter

No.	REVISIONS	DATE	BY

Kimley»Horn
1601 PORTER ST., SUITE 401, BALTIMORE, MD 21230
PHONE: 410-779-1777
WWW.KIMLEY-HORN.COM

KHA PROJECT 111427000
DATE 11/14/2024
SCALE AS SHOWN
DESIGNED BY JPM
DRAWN BY JCC
CHECKED BY MAB

3518 GWYNNBROOK AVENUE
PREPARED FOR
THE ASSOCIATED JEWISH COMMUNITY FEDERATION OF BALTIMROE

BALTIMORE COUNTY MARYLAND

SHEET NUMBER
4 OF 4

F546268

Baltimore County, Maryland

09/03/2024

Ref.	Invoice. #	Invoice Date	Description	Amount Paid
	083024PAM01	08/30/2024	AJC/Gwynnbrook - Filing fee for Spirit & Intent Letter.	200.00
			Check Total:	200.00

VENABLE LLP • 750 E. Pratt Street Suite 900 • Baltimore, Maryland 21202

F546268

Baltimore County, Maryland

09/03/2024

Vendor #: 3094

Ref. #	Invoice. #	Invoice Date	Description	Amount Paid
	083024PAM01	08/30/2024	AJC/Gwynnbrook - Filing fee for Spirit & Intent Letter.	200.00
			Check Total:	200.00

IN RE: **PETITION FOR VARIANCE**	*	BEFORE THE
W/S of Garrison Forest Road, 30' N of Walnut Avenue	*	ZONING COMMISSIONER
(3506 Gwynnbrook Avenue)	*	OF
4th Election District 2nd Council District	*	BALTIMORE COUNTY
Associated Jewish Charities of Baltimore	*	**Case No. 07-475-A**
Petitioner	*	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner of Baltimore County for consideration of a Petition for Variance filed by Mark Smolarz, on behalf of the owner of the subject property, Associated Jewish Charities of Baltimore, by and through its attorneys, David H. Karceski, Esquire and Michael H. Davis, Esquire with Venable LLP. As originally filed, the Petitioner sought variance relief from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign with a sign face area of 89.33 square feet in lieu of the permitted 25 square feet, and to allow a sign height of 8 feet in lieu of the permitted 6 feet. At the hearing, the Petitioner amended its site plan and request to reflect a reduction in size of the proposed sign from 89.33 to 69 square feet and also withdrew its request for the height variance from the permitted 6 six feet. The subject property and amended relief requested are more particularly described on the redlined site plan, which was accepted into evidence and marked as Petitioner's Exhibit 2.

The initial hearing in this matter commenced on July 5, 2007, at which time Venable LLP entered its appearance on behalf of Associated Jewish Charities of Baltimore. The petition was originally filed by the law firm of Kramon & Graham, P.A. and its attorney, Jeffrey Scherr, Esquire. At the onset of the public hearing, Mr. Karceski informed those in attendance that an

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By EC

amended petition for variance would be filed with a new plan depicting a revised sign detail. Teresa Moore, Executive Director for the Valleys Planning Council, and Jerry Focas, Esquire, for the Worthington Park Community Association, discussed their concerns with Mr. Karceski following Petitioner's request for a continuance. The property was again posted and a letter from this Zoning Commissioner, dated October 11, 2007, was forwarded to all parties who attended the July 5th hearing notifying them of the continued hearing date of November 30, 2007. Appearing in support of the request were David H. Karceski, Esquire and Michael H. Davis, Esquire, representing the Petitioner and its representative Ben Gershowitz, Director of Facilities; appearing as an expert witness on behalf of Associated Jewish Charities of Baltimore was Richard E. Matz, a professional engineer with Colbert Matz Rosenfelt, Inc., the engineering firm that prepared the original site plan and redlined site plan.

Michael R. McCann, Esquire represented nearby neighbors who appeared as Protestants in this matter namely, Sarah Eastman, Karen Luchinsky, Leila Hardy, and Suzanne Knable. Nathan Rogow, also residing in close proximity, appeared as an interested person. It is to be noted that a signed petition as well as individual letters were received from residents in the area expressing opposition to the request and received collectively as Protestants' Exhibit 7. Individual Protestants' letters and their testimony at the public hearing in this case can be summarized by the following list of concerns: (1) a sign at the property's entrance onto Garrison Forest Road should be ground-lit rather than the panels of the sign being internally illuminated; (2) the size of the sign and its brick construction may not be "in keeping" with other freestanding signs in the area; and (3) the sign should not have a "commercial" or "urban" appearance. In summary, these residents prefer a sign that will "blend in" with their surrounding communities. It is important to note that property owner letters submitted were based on the petition and site

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Date 6-24-08
By

plan originally filed in this case as opposed to the amended redlined plan (Petitioner's Exhibit 2) that now complies with the applicable sign height limitation of 6 feet and reduces the sign's total sign face area by approximately 20 square feet. Given the location of the residential neighborhoods in which the Protestants reside, I do not take lightly their concerns or their request that the proposed sign be appropriately designed in the context of the subject property's surroundings.

Testimony and evidence revealed that the overall subject property is irregularly shaped and consists of more than 150 acres of land, split-zoned D.R.1, D.R.16, and OR-1. The property, known to the surrounding communities as the "Harry and Janette Weinberg Campus," is home to multiple separate and distinct operations, ranging from the Jewish Community Center and pre-school activities, athletic fields for field hockey, etc., a performing arts center – the Gordon Center with 300 seats, and Weinberg Village (senior housing) consisting of four buildings with a fifth structure under construction. These uses are surrounded by Gwynnbrook Avenue to the south, Walnut Avenue to the north, and Garrison Forest Road to the east, with Owings Mills Boulevard just 1/2 mile from the site in the Owings Mills area of the County. Vehicular access to this 150+ acre property and the multiple uses located on it is by way of two County public roadways, Gwynnbrook Avenue and Garrison Forest Road. A private road shown on Petitioner's Exhibit No. 2, known as "Associated Way," cuts through the property and connects to these two public roadways at the southern and northeastern portions of the campus. A review of Petitioner's Exhibit No. 2: (a) shows the location of the various uses on the property, (b) indicates the location of the existing vehicular entrance onto Garrison Forest Road, (c) confirms that the on-site uses are setback a significant distance from Garrison Forest Road, and (d) demonstrates that this setback is generous enough for the property's own private road,

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By

Associated Way, to run between Garrison Forest Road to all of the property's existing improvements.

The campus now benefits from a freestanding identification sign installed at its Gwynnbrook Avenue entrance. The purpose of this existing sign is to make clear that all of the campus' uses, including the Weinberg Village, Jewish Community Center, and Gordon Center for Performing Arts, may be accessed by way of Gwynnbrook Avenue. For this same purpose, in the instant case, Petitioner now requests approval to install a second freestanding identification sign at the opposite end of this 150+ acre property in the location of the campus' existing Garrison Forest Road entrance. This sign will also provide direction to vehicles entering the campus from Garrison Forest Road to the property's uses not visible from this roadway. The location proposed for this sign is shown on Petitioner's Exhibit No. 2 at the connection of Associated Way to Garrison Forest Road and is labeled "PROPOSED SIGN LOCATION" on the site plan.

No County agencies issued any negative Zoning Advisory Committee (ZAC) comments in this case with regard this Petition for Variance. The Bureau of Development Plans Review submitted a ZAC comment, dated May 3, 2007, indicating that it had no comments and later issued an updated ZAC comment, dated September 17, 2007, to ensure that the sign location will not reduce site distance at this existing access point location, which I will make a condition of my approval. Additionally, the Office of Planning issued a ZAC comment offering its opinion that the proposed sign "is well within the character of the establishment and would add aesthetic value to the premises." I should note that Planning's comment is dated May 15, 2007, and, therefore based upon the review of an even larger 89.33 square foot sign detail filed with the sign plan originally filed in this case. As indicated above, the Petitioner has since reduced the height

ORIGINAL DOCUMENT FILMING
Date 6-12-08
By EW

and overall size of the proposed sign from 89.33 total square feet to 69 square feet, which is a 20 square foot reduction. No other County agencies provided me with ZAC comments in opposition to Petitioner's requested sign variance.

The testimony and evidence offered by Petitioner indicates that the specific need for the variance is generated by the uniqueness of the subject property. As mentioned above, the overall property is comprised of more than 150 acres of land split-zoned three different zoning classifications. A review of Petitioner's Exhibit No. 2 reveals, not only the irregular shape of the property and its split-zoning, but that, due to its large size, the campus has extensive frontage on both surrounding roadways. It is this extensive road frontage, in combination with the irregular configuration of Gwynnbrook Avenue and Garrison Forest Road around the site and the resultant limited visibility into the property, that further contribute to the uniqueness of this property.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship to the Petitioner. The portion of the property on which the signage is proposed is zoned D.R.1. Section 450.4 of the Zoning Regulations permits certain uses to install a freestanding identification sign up to 6 feet in height with a sign face area not to exceed 25 square feet per side in any zoning classification, including the D.R.1 zone. One reading of the applicable sign regulation is that each separate and distinct use on a property is entitled to its own freestanding identification sign not to exceed the requirements listed above, 6 feet in height and 25 square feet per side. This reading of the Zoning Regulations was offered in the expert opinion of Mr. Matz, Petitioner's engineer. Although this Commission was not asked to address the permissibility of allowing separate signs for separate uses, based on the testimony of Mr. Gershowitz, these uses do appear to be separate and distinct operations entitled to individual signs. Nevertheless, Petitioner, as Mr. Gershowitz

CONTROLLED MANAGEMENT FILMS
Date 6-24-08
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testified, elected not erect separate identification signs for each use but chose instead to combine multiple uses onto one sign. Therefore, the request before me is for one sign, larger in size than the 25 square feet permitted, that would respect the 6 foot height limitation also provided in Section 450.4. If I were to strictly apply the pertinent identification sign regulation, the multiple uses on Petitioner's property would either be forced to obtain permits for individual signs or all be displayed on a single, 25 square foot sign not large enough to safely and adequately identify their presence on the property to passing motorists. Petitioner would, therefore, experience a practical difficulty or unreasonable hardship, if I were to deny the requested variance.

Having considered all of the evidence and testimony on this petition, I am persuaded to grant the requested Petition for Variance. Based on my review of the amended site plan, I find the requirements of B.C.Z.R. Section 307.1 to be satisfied. Again, I do understand and appreciate the concerns of the surrounding residential neighbors and will impose certain conditions to my order to ensure that the proposed sign is tastefully designed and, at the same time, appropriate in size to identify the multiple uses located on the property. Installation of a single sign with the proper conditions regarding the size of the sign face area, the sign's appearance, and the manner in which it will be illuminated will ensure that the sign will have absolutely no adverse impact on the surrounding properties; rather the ability to properly identify the multiple on-site uses in a tasteful manner should actually provide a benefit to the general public. To this end, my approval imposes three conditions that (1) will further limit the size of the sign face area to 60 square feet, (2) will not permit the sign to be internally illuminated, and (3) at the Protestants' request, require that the sign be clad primarily in stone on its front face and two sides. This variance, as originally filed, was for an 89 square foot sign so further reducing the face area of the sign to 60 square feet will result in a sign 29 square feet smaller in size than

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Date 6-24-98
By

the original application. With these conditions imposed, the sign at the location shown on Petitioner's Exhibit No. 2 will, in my judgment and based on the testimony and evidence offered in this case, have no adverse impact on the surrounding residential area.

Pursuant to the advertisement, posting of the property, public hearing on this Petition health, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of June, 2008, that the Petition for Variance seeking relief from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign with a sign face area of 60 square feet, at the location shown on Petitioner's Exhibit No. 2, be and is hereby GRANTED, subject to the following restrictions:

1. The sign face area for this freestanding sign shall be limited to no more than 60 square feet. A site plan with a revised sign detail incorporating the changes imposed by this Order shall be filed as part of the sign permit application with a copy provided to counsel for Protestants.

2. The front face of the sign, not including the sign panels to be installed on the sign's front face for the uses on the property, and the two sides of this freestanding sign shall be clad primarily in stone. No brick may be used for the sign's front face or its two sides.

3. The sign may be illuminated by light fixtures installed at ground level around the base of the sign rather than by internal illumination of the sign's panels.

4. Petitioner's compliance with the September 17, 2007 Bureau of Development Plans Review ZAC comment.

5. Petitioner may apply for sign permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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 relief granted herein shall be rescinded.

CASE NUMBER
Date 6-27-08
By

Any appeal of this decision shall be taken in accordance with Baltimore County Code Section 32-3-401.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

CONSENT RECEIVED FOR FILING
Date 6-25-05
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

June 24, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

David Karceski, Esquire
Michael H. Davis, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: **PETITION FOR VARIANCE**
W/S of Garrison Forest Road, 30' N of Walnut Avenue
(3506 Gwynnbrook Avenue)
4th Election District - 2nd Council District
Associated Jewish Charities of Baltimore - Petitioner
Case No. 07-475-A

Dear Messrs. Karceski and Davis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Ben Gershowitz, Director of Facilities, Associated Jewish Charities of Baltimore, 5750 Park Heights Avenue, Baltimore, MD 21215
Mark Smolarz, Associated Jewish Charities of Baltimore, 101 W. Mount Royal Avenue, Baltimore, MD 21201
Richard E. Matz, P.E. & David Loewy, Colbert, Matz & Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore, MD 21209
Michael R. McCann, Esquire, 118 West Pennsylvania Avenue, Towson, MD 21204
Sarah Eastman, 533 Garrison Forest Road, Owings Mills, MD 21117
Karen Luchinsky, 10 Valleys Crest Court, Owings Mills, MD 21117
Leila & Ridgely Hardy, 12330 Garrison Forest Road, Owings Mills, MD 21117
Suzanne Knable, 1 Houndstooth Court, Owings Mills, MD 21117
Nathan Rogow, 3422 Old Walnut Avenue, Owings Mills, MD 21117
Jerry D. Focas, Esquire, Jensen, Hassani & Focas, P.A., 22 West Pennsylvania Avenue, Suite 606, Towson, MD 21204-5005
Teresa Moore, Valleys Planning Council, P.O. Box 5402, Towson, MD 21204
People's Counsel; File; Bureau of Development Plans Review

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3506 Gwynnbrook Avenue
which is presently zoned D.R. 1

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

See attached.

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

To be presented at hearing.

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

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):

Associated Jewish Charities of Baltimore Mark Smolarz
Name – Type or Print

Signature Mark Smolarz

Mark Smolarz, COO/CFO
Name – Type or Print

Signature

101 West Mount Royal Avenue 410-727-4828
Address. Telephone No.

Baltimore Md 21201
City State Zip Code

Attorney For Petitioner:

Jeffrey Scherr, Esq.
Name – Type or Print

Signature

Kramon & Graham, P.A.
Company

One South Street, Suite 2600 410-752-6030
Address Telephone No.

Baltimore MD 21202
City State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.
COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G 410-653-3838
Address Telephone No.

Baltimore MD 21209
City State Zip Code

Case No. 07-475-A

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING_____
UNAVAILABLE FOR HEARING_____
Reviewed By JF Date 4-17-07

Pb Date wrong

ORDER RECEIVED FOR FILING
Date 6-24-08
By

VARIANCE PETITION ATTACHMENT – 3506 GWYNNBROOK AVENUE
(Garrison Forest Road at Associated Way)

From Section 450.4, BCZR, to permit an identification sign of 55 square feet in area in lieu of 25 square feet, and to permit a height of 8 feet in lieu of 6 feet.

VARIANCE PETITION ATTACHMENT – 3506 GWYNBROOK AVENUE
(Garrison Forest Road at Associated Way)

From Section 450.4, BCZR, to permit an identification sign of 89.33 square feet in area in lieu of 25 square feet, an~~d to permit a height of 8 feet in lieu of 6 feet.~~

Amend

ORDER RECEIVED FOR FILING
Date 6-24-08
By

REVISED 07-475-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
JEWISH COMMUNITY CENTER, WEINBERG CAMPUS
3506 GWYNNBROOK AVENUE

Beginning at a point on the west side of Garrison Forest Road, which is of varying width, at a distance of 30 feet north of Walnut Avenue, which is of varying width; thence the following courses and distances:

S 24°06'13" E, 65.70 ft.;
S 11°32'59" E, 479.09 ft.;
S 19°54'04" E, 202.43 ft.;
S 22°16'27" E, 265.54 ft.;
S 05°55'44" E, 269.12 ft.;
S 01°44'16" E, 930.68 ft.;
S 06°49'57" W, 336.49 ft.;
S 11°30'39" W, 242.24 ft.;
S 73°00'48" W, 267.51 ft.;
S 62°16'30" W, 547.96 ft.;
S 61°57'47" W, 1226.20 ft.;
S 67°57'35" W, 104.86 ft.;
S 77°05'00" W, 356.56 ft.;
N 10°46'39" W, 2284.17 ft.;
N 59°43'21" E, 911.89 ft.;
S 71°46'40" E, 569.64 ft.;
N 17°32'20" E, 1683.13 ft.;
S 78°27'40" E, 410.56 ft.; thence
S 38°54'24" E, 248.86 ft. to the Point of Beginning

As recorded in Deed Liber 9698, Folio 33, and containing 99.436 acres. Also known as #3506 Gwynnbrook Avenue and located in the 4th Election District, 2nd Councilmanic District.

STATE OF MARYLAND
RICHARD EARL MATZ
No. 13203
PROFESSIONAL ENGINEER

April 17, 2007

#475

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

August 29, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

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: 07-475-A
3506 Gwynnbrook Avenue
W/side of Garrison Forest Road at a distance of 30 feet north of Walnut Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: Associated Jewish Charities of Baltimore

Variance to permit an identification sign of 89.33 square feet in area in lieu of 25 square feet, and to permit a height of 8 feet in lieu of 6 feet.

Hearing: Wednesday, October 10, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Jeffrey Scherr, Kramon & Graham, One South Street, Ste. 2600, Baltimore 21202
Mark Smolarz, 101 West Mount Royal Avenue, Baltimore 21201
Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209
David Karceski, 210 Allegheny Avenue, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY,SEPTEMBER 25, 2007**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

CERTIFICATE OF POSTING

RE: Case No.: 07-475-A

Petitioner/Developer: ASSOCIATED JEWISH CHARITIES OF BALTO.

Date of Hearing/Closing: 10-10-07

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

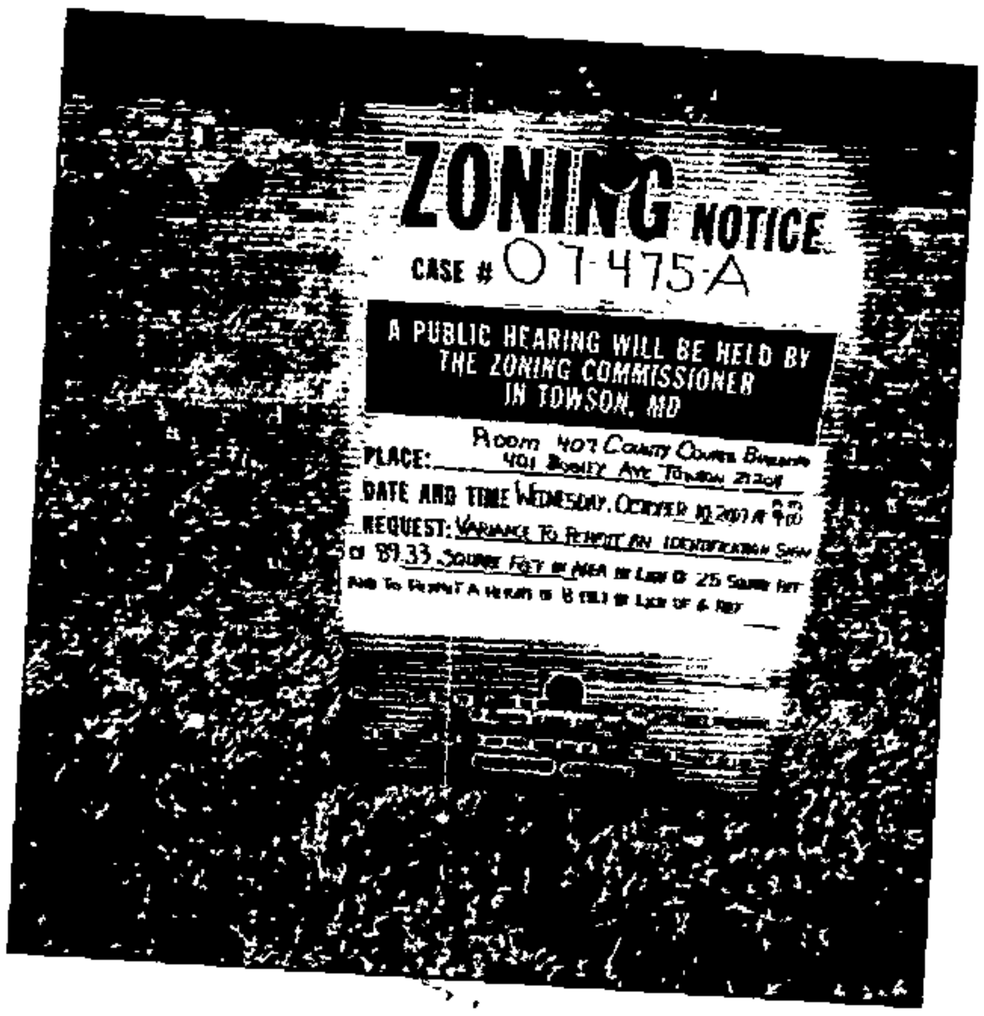
ATTN: Kristen Matthews {(410) 887-3394}

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: 3506 GWYNNBROOK AVE

The sign(s) were posted on 9-23-07
(Month, Day, Year)

Sincerely,



Robert Black 9-24-07
(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)

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: #07-475-A
3506 Gwynnbrook Avenue
W/side of Garrison Forest Road at a distance of 30 feet north of Walnut Avenue
4th Election District - 2nd Councilmanic District
Legal Owner(s): Associated Jewish Charities of Baltimore

Variance: to permit an identification sign of 89.33 square feet in area in lieu of 25 square feet, and to permit a height of 8 feet in lieu of 6 feet.

Hearing: Wednesday, October 10, 2007 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) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 9/760 Sept. 25 149879

CERTIFICATE OF PUBLICATION

9/28, 2007

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 9/25, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

RE:	PETITION FOR VARIANCE 3506 Gwynnbrook Avenue; W/S Garrison Forest Rd, 30' N Walnut Avenue 4th Election & 2nd Councilmanic Districts Legal Owner(s): Associated Jewish Charities of Baltimore, Mark Smolarz Petitioner(s)	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-475-A

* * * * * * * * * * * * *

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 and 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

RECEIVED
MAY - 4 2007
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2007, a copy of the foregoing Entry of Appearance was mailed Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Jeffrey Scherr, Esquire, Kramon & Graham, P.A. One South Street, Suite 2600, Baltimore, MD 21202, Attorney for Petitioner(s).

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

PLEASE PRINT CLEARLY

CASE NAME 3506 Gwynnbrook Ave
CASE NUMBER 07-475-A
DATE 7/5/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David Karwoski	210 Allegheny Ave	Towson MD 21204	dlkarwoski@verizon.net

PLEASE PRINT CLEARLY

CASE NAME 3506 Gwynnbrook Ave
CASE NUMBER 07-475-A
DATE 7/5/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David Karwoski	210 Allegheny Ave	Towson MD 21204	dkarwoski@verizon.net

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-475-A
DATE 11/30/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David Karceski	210 Allegheny Avenue	Towson MD 21204	dkarceski@venable.com
RICHARD E. MATZ	~~2835~~ 2835 SMITH AVE, SUITE G	BALTO, MD 21209.	
David Loewy	2835 Smith Avenue, Suite G	Balto. MD 21209	dloewy@cmrenginegrs.com
Mike Davis	210 Allegheny Ave	~~Balt~~ Towson MD 21204	MNDavis@venable.com
Ben Gershowitz	5750 Park Heights Ave	Baltimore MD 21215	bgershowitz@associated.org

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Teresa Moore	Valleys Planning Council P.O. Box 5402	Towson 21204	moorevpc@comcast.net
Jerry Focas	~~22 West~~ 5 Latimore way Latimore Way	Om 21117	(Worthington Park Community Association)
By Mail & E-mail			
Sarah Eastman 533 Garrison Forest Rd. Owings Mills, Md. 21117			
Leila & Ridgely Hardy 12330 Garrison Forest Road Owings Mills, MD - 21117			

JERRY D. FOCAS
ATTORNEY AT LAW

JENSEN, HASSANI & FOCAS, P.A.
22 WEST PENNSYLVANIA AVENUE
SUITE 606
TOWSON, MARYLAND 21204-5005

TELEPHONE
(410) 339-7313
FAX (410) 372-4251
E-MAIL: jfocas@jhflaw.com

PLEASE PRINT CLEARLY

NAME
David V

*PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE 11/30

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Sarah Eastman	533 Garrison Forest Rd	Owings Mills, MD 21117	eastmanathome@comcast.net
* Karen Luchinsky	10 Valleys Crest Ct	Owings Mills MD 21117	valleyscrest@comcast.net
* Lella Hardy	12330 Garrison Forest Rd	Owings Mills MD 21117	thehardy@aol.com
Suzanne Knable	1 Houndstooth Ct.	Owings Mills MD 21117	bkeknable@aol.com
* Nathan Rogow	3422 Old Walnut Drive	—	NRogg@aol.com
Rogow	Old		

Michael McCann represented 1st Four

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Teresa Moore	Valley Planning Council P.O. Box 5402	Towson 21204	moorevpc@comcast.net
Jerry Focas	~~22 W.~~ 5 Latimore way	Om 21117	(Worthington Park
Focas	Latimore Way		Community Association)
By Mail & E-Mail			
Sarah Eastman			
533 Garrison Forest Rd.			
Owings Mills, Md. 21117			
Leila & Ridgely Hardy			
12330 Garrison Forest Road			
Owings Mills, MD - 21117			

JERRY D. FOCAS
ATTORNEY AT LAW

JENSEN, HASSANI & FOCAS, P.A.
22 WEST PENNSYLVANIA AVENUE
SUITE 606
TOWSON, MARYLAND 21204-5005

TELEPHONE
(410) 339-7313
FAX (410) 372-4251
E-MAIL: jfocas@jhflaw.com

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

October 2, 2007

Jeffrey Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, MD 21202

Dear Mr. Scherr:

RE: Case Number: 07-475-A, 3506 Gwynnbrook Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 17, 2007. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the *revised* plans that were submitted with your petition. All *revised* 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
Mark Smolarz 101 West Mount Royal Avenue Baltimore 21201
Richard Matz Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Suite G Baltimore 21209
David Karceski Venable LLP 210 Allegheny Avenue Towson 21204

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item Nos. 07-474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 486, and 487

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-05032007.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 17, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2007
Item No. 07-475

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The location of the sign must be adjusted so that sight distance is not reduced from what it is now.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-475-09172007.doc

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: SEPT. 10. 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-475-A
3506 GWYNNBROOK AVENUE
WEINBURG CAMPUS PROPERTY
VARIANCE PETITION

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-475-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 4,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 474,475,477 and 479 through 487

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Printed on Recycled Paper

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: APRIL 30, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-475 A
3506 GWYNNBROOK AVENUE
ASSOCIATED JEWISH CHARITIES
OF BALTIMORE
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-475A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

7/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 15, 2007

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

RECEIVED
MAY 17 2007
BY:

SUBJECT: 3506 Gwynnbrook Avenue

INFORMATION:

Item Number: ~~7-148~~ 7-475

Petitioner: Associated Jewish charities of Baltimore

Zoning: DR 1

Requested Action: **Variance**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. After reviewing the site plan and elevation drawings, this office is of the opinion that the proposed sign is well within the character of the establishment and would add aesthetic value to the premises.

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

Reviewed by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-475.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File **DATE:** July 5, 2007

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: 3506 Gwynnbrook Avenue
W/side of Garrison Forest Road, 30′ N of Walnut Avenue
4th Election District – 2nd Council District
Associated Jewish Charities of Baltimore – Legal Owner
Case No. 07-475-A

As the record of this case will disclose, the Venable, LLP law firm (Michael H. Davis, Esq. and David H. Karceski, Esq.) entered their appearance in this case on July 5, 2007 having been retained by the Associated Jewish Charities of Baltimore in lieu of the law firm of Kramon & Graham, P.A. and its attorney, Jeffrey Scherr, Esq. that filed the subject variance petition. Mr. Karceski informed those in attendance that an amended petition for variance would be filed and a new site plan depicting a changed signage package for this property. Teresa Moore of the Valleys Planning Council and Jerry Focas, Esq. of the Worthington Park Community Park Association discussed concerns with Mr. Karceski following his Motion for a Continuance, which was granted. Mr. Karceski is to retain the same case number, amend the petition and site plan, re-post the property and obtain a new hearing date.

As no testimony was taken, this matter may be reassigned to either the Zoning Commissioner or the Deputy Zoning Commissioner at the time of the next public hearing.

WJW:dlw

c: Kristen Matthews

BW
7-5-07

PETITION FOR VARIANCE 3506 Gwynnbrook Avenue W/S of Garrison Forest Road 30' North of Walnut Avenue 4th Election Distrcit 2nd Councilmanic District	* * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No.: 07-475-A
Associated Jewish Charities of Baltimore	*	
Petitioner	*	

* * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of Michael H. Davis and David H. Karceski as counsel for the Petitioner in the above-captioned case.

Michael H. Davis

David H. Karceski

Venable, LLP
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21285-5517
(410) 494-6200

Attorneys for Petitioner

TO1DOCS1/DHK01/#247626

BW
7/5
9AM

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, *Fax:* 410 296-5409

June 27, 2007

William J. Wiseman, III
Zoning Commissioner
401 Bosley Avenue
Towson MD 21204

RE: Case # 7-475-A

Dear Commissioner Wiseman:

I am writing to express opposition to the variance request to allow a larger-than-permitted sign at the entrance of the Associated Jewish Charities site. The organization seeks to place signs at both entrances, one on Gwynnbrook Avenue and one on Garrison Forest Road.

Garrison Forest Road is the dividing line between the rural and urban sections of the county. As such, our members feel strongly that the rural feel should be maintained to the greatest extent possible along Garrison Forest Road. I have received numerous calls from area residents who voiced concerns about any sign at the Garrison Forest entrance, and strong opposition to a large, commercial-looking sign. The sign as proposed significantly exceeds the county's established standards, and the VPC therefore asks that, in light of the rural character, the variance request be denied. A smaller, less-elaborate sign could serve the purpose, stay within the bounds of the regulations, and better fit in with the neighborhood.

Thank you for considering our position on this matter.

Sincerely,

Teresa Moore

Teresa Moore
Executive Director

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

September 17, 2008

David Karceski
Michael Davis
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Messrs. Karceski & Davis:

RE: Case 07-475-A, 3506 Gwynnbrook Avenue

Please be advised that an appeal of the above-referenced case was filed in this office on July 21, 2008 from Michael McCann. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
See Attached transmittal

RECEIVED
SEP 17 2008
BALTIMORE COUNTY
BOARD OF APPEALS

Requested: September 22, 2008

APPEAL SIGN POSTING REQUEST

CASE NO.: 07-475-A

3506 Gwynnbrook Avenue 16-E-13

4th ELECTION DISTRICT APPEALED: 7/21/2008

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*****COMPLETE AND RETURN BELOW INFORMATION******

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
The Jefferson Building, Suite 203
102 W. Chesapeake Avenue
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 07-475-A

LEGAL OWNER: **Associated Jewish Charities of Baltimore**

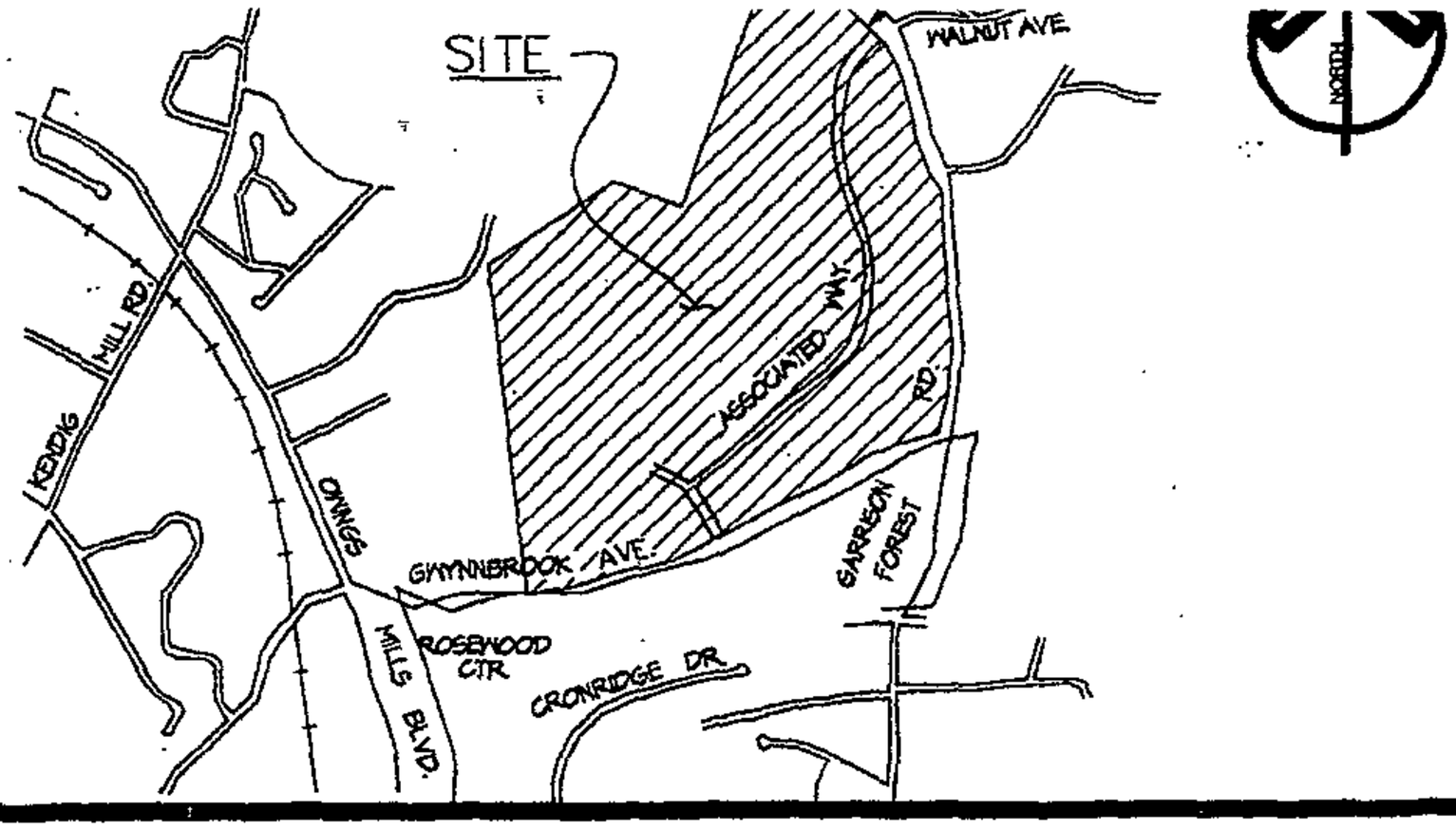
This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

3506 GWYNNBROOK AVENUE
W/SIDE OF GARRISON FOREST RD., 30' N WALNUT AVE

The sign was posted on 11-25, 2008.

By: Dan J O'Neill
(Signature of Sign Poster)

DAN ONEILL
(Print Name)



GENERAL NOTES

1. OWNER:
   ASSOCIATED JEWISH CHARITIES OF BALTIMORE
   101 MT. ROYAL AVENUE
   BALTIMORE, MD 21201

2. SITE DATA:
   TAX ACCOUNT NO. - 0416075025
   DEED REFERENCE - 9698/33
   TAX MAP NO. 49, PARCEL 247
   SITE AREA - 99.4362 AC.

3. ZONED DR-1 DR-16 AND OR-1, ZONING MAP NO. 49B3 AND 58B1

4. EXISTING AND PROPOSED USE: COMMUNITY CENTER AND SENIOR HOUSING

5. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

6. THERE ARE 100-YEAR FLOODPLAINS ON THIS SITE. FLOODPLAIN AREAS ARE NOT IN THE VICINITY OF THE PROPOSED SIGN.

7. THIS SITE IS NOT IN A HISTORIC SITE OR DISTRICT.

8. ZONING HISTORY: [SEE BELOW]

9. DEVELOPMENT HISTORY: [SEE BELOW]

ZONING HISTORY

1. 02-05-74: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, POOL AND/OR OTHER STRUCTURE OR LAND USE DEVOTED TO CIVIC, SOCIAL RECREATION AND EDUCATION USES AND A SPECIAL EXCEPTION FOR A NURSERY SCHOOL GRANTED BY THE ZONING COMMISSIONER.

2. ZONING CASE #92-309-SPHXA: IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL, 1992, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 122 SQ.FT. TOTAL (ONE SIGN WITH 40 SQ.FT. AND ONE SIGN WITH 32 SQ.FT.) IN LIEU OF THE PERMITTED 25 SQ.FT., BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDINGS, INCLUDING SWIMMING POOLS, A VOLLEYBALL COURT, ATHLETIC FIELDS, A THEATER BUILDING, A NURSERY SCHOOL, AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL BUILDINGS AND USES, ALL IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, BE AND IS HEREBY GRANTED* AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-157-X TO NO. 74-157-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-157-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BOTH COMPLETED AND PROPOSED, AS SHOWN ON PETITIONER'S EXHIBIT NO. 1, WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF, BE AND IS HEREBY GRANTED.

3. CASE #93-170-A: IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 12TH DAY OF JANUARY, 1993, THAT A VARIANCE FROM SECTIONS 409.6.A.2 AND 409.6.A.4 OF

1. 02-05-74: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, POOL AND/OR OTHER STRUCTURE OR LAND USE DEVOTED TO CIVIC, SOCIAL RECREATION AND EDUCATION USES AND A SPECIAL EXCEPTION FOR A NURSERY SCHOOL GRANTED BY THE ZONING COMMISSIONER.

2. ZONING CASE #92-309-SPHXA: IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL, 1992, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 122 SQ.FT. TOTAL (ONE SIGN WITH 40 SQ.FT. AND ONE SIGN WITH 32 SQ.FT.) IN LIEU OF THE PERMITTED 25 SQ.FT., BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDINGS, INCLUDING SWIMMING POOLS, A VOLLEYBALL COURT, ATHLETIC FIELDS, A THEATER BUILDING, A NURSERY SCHOOL, AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL BUILDINGS AND USES, ALL IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, BE AND IS HEREBY GRANTED* AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-157-X TO NO. 74-157-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-157-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BOTH COMPLETED AND PROPOSED, AS SHOWN ON PETITIONER'S EXHIBIT NO. 1, WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF, BE AND IS HEREBY GRANTED.

3. CASE #93-170-A: IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 12TH DAY OF JANUARY, 1993, THAT A VARIANCE FROM SECTIONS 409.6.A.2 AND 409.6.A.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 329 PARKING SPACES, IN LIEU OF THE REQUIRED 439, BE AND IS HEREBY GRANTED.

4. SPIRIT AND INTENT LETTER FOR CASE #92-309-SPHXA AND #93-170-A: ON MARCH 31, 1994, A SPIRIT AND INTENT REQUEST WAS APPROVED BY JOHN L. LEWIS. THE FOLLOWING IS THE CONTENT OF THE APPROVAL LETTER: THE 24 FT. X 60 FT. BUILDING ADDITION WITH FOUR PROPOSED PARKING SPACES (AS SUBSEQUENTLY DISCUSSED WITH DEVELOPER'S ENGINEER ON MARCH 30, 1994) IS APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE APPROVED ZONING PLANS. REVISED PLANS APPROVED MARCH 30, 1994, PLANS "A" AND "B" IN CASE NUMBERS 92-309-SPHXA AND 93-170-A HAVE BEEN APPROVED.

5. CASE #99-94-SPHA: IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 23RD DAY OF OCTOBER, 1998, THAT THE PETITION FOR SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 92-309-SPHXA TO REFLECT THE PROPOSED IMPROVEMENTS TO CONFIRM THAT THE 333 PARKING SPACES PROVIDED IS SUFFICIENT TO SUPPORT THE COMMUNITY BUILDINGS OR OTHER STRUCTURES DEVOTED TO CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL USES, IN ACCORDANCE WITH SECTION 409.6.A OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) AND, TO AMEND THE PARKING VARIANCE GRANTED IN PRIOR CASE NO. 93-170-A, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR THE VARIANCE SEEKING RELIEF FROM THE B.C.Z.R. AS FOLLOWS: 1) FROM SECTION 450.4.E TO PERMIT EXISTING IDENTIFICATION SIGNS OF 41 SQ.FT. (SIGN A) AND 36 SQ.FT. (SIGN D) IN LIEU OF THE MAXIMUM ALLOWED 25 SQ.FT.; 2) FROM SECTION 450.4.F TO PERMIT TWO EXISTING IDENTIFICATION SIGNS (SIGNS A AND D) TO BE LOCATED ALONG ONE FRONTAGE; 3) FROM SECTION 450.4.G TO PERMIT EXISTING IDENTIFICATION SIGN HEIGHTS OF 7'-6" (SIGNS A AND D) AND 6'-8" (SIGN B) IN LIEU OF THE MAXIMUM ALLOWED 6' FOR EACH* AND FROM SECTION 450.4.G TO PERMIT AN EXISTING CHANGEABLE COPY SIGN HEIGHT OF 6'-2" IN LIEU OF THE MAXIMUM ALLOWED 6' (SIGN C), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED.

6. ON FEBRUARY 6, 2007, THE ZONING OFFICE APPROVED A SPIRIT AND INTENT REQUEST FOR CASE NO. 99-94-SPHA, TO REPLACE THE FOUR EXISTING FREESTANDING SIGNS AT THE GWYNNBROOK ROAD ENTRANCE WITH ONE FREESTANDING SIGN HAVING A TOTAL SIGN AREA OF 55 SQUARE FEET AND A MAXIMUM HEIGHT OF 7'-6". THE REQUEST FOR A SECOND FREESTANDING SIGN AT THE GARRISON FOREST ROAD/ASSOCIATED WAY ENTRANCE WAS DETERMINED TO BE A MATERIAL CHANGE TO THE SITE PLAN REQUIRING A NEW VARIANCE.

DEVELOPMENT HISTORY

A CRG PLAN WAS APPROVED ON 11/29/90 (PDM NO. IV-396).
A DEVELOPMENT PLAN WAS APPROVED ON 12/10/92 (#92243Z)
A DRC LIMITED EXEMPTION WAS APPROVED ON 5/6/96 (#05066E)
A DEVELOPMENT PLAN WAS APPROVED ON 10/20/97 (#05066E)
A DRC REFINEMENT WAS APPROVED ON 8/3/98 (#08038A)
A DEVELOPMENT PLAN WAS APPROVED ON 1/26/03 (PDM NO. IV-398)
A FIRST AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/29/03 (#050503E)
A SECOND AMENDED DEVELOPMENT PLAN WAS APPROVED ON 8/12/04 (#040504B)
A THIRD AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/2/06 (#031306B)

OF 55 SQUARE FEET AND A MAXIMUM HEIGHT OF 7'-6". THE REQUEST FOR A SECOND FREESTANDING SIGN AT THE GARRISON FOREST ROAD/ASSOCIATED WAY ENTRANCE WAS DETERMINED TO BE A MATERIAL CHANGE TO THE SITE PLAN REQUIRING A NEW VARIANCE.

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A SECOND AMENDED DEVELOPMENT PLAN WAS APPROVED ON 8/12/04 (#040504B).
A THIRD AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/2/06 (#031306B)

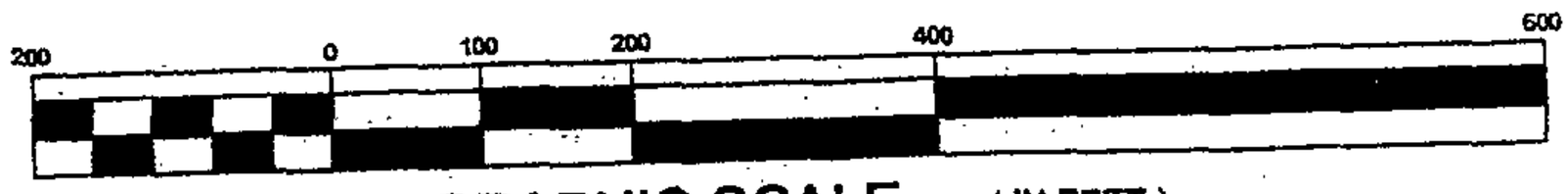
PLAN TO ACCOMPANY VARIANCE PETITION

THE HARRY AND JEANETTE WEINBERG CAMPUS

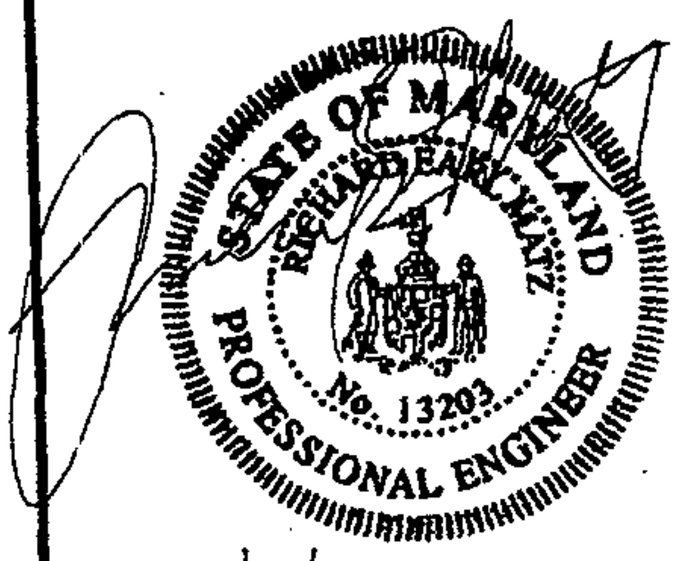
3506 GWYNNBROOK AVENUE

2ND COUNCILMANIC DISTRICT/4TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND



GRAPHIC SCALE (IN FEET)
1 inch = 200 ft.



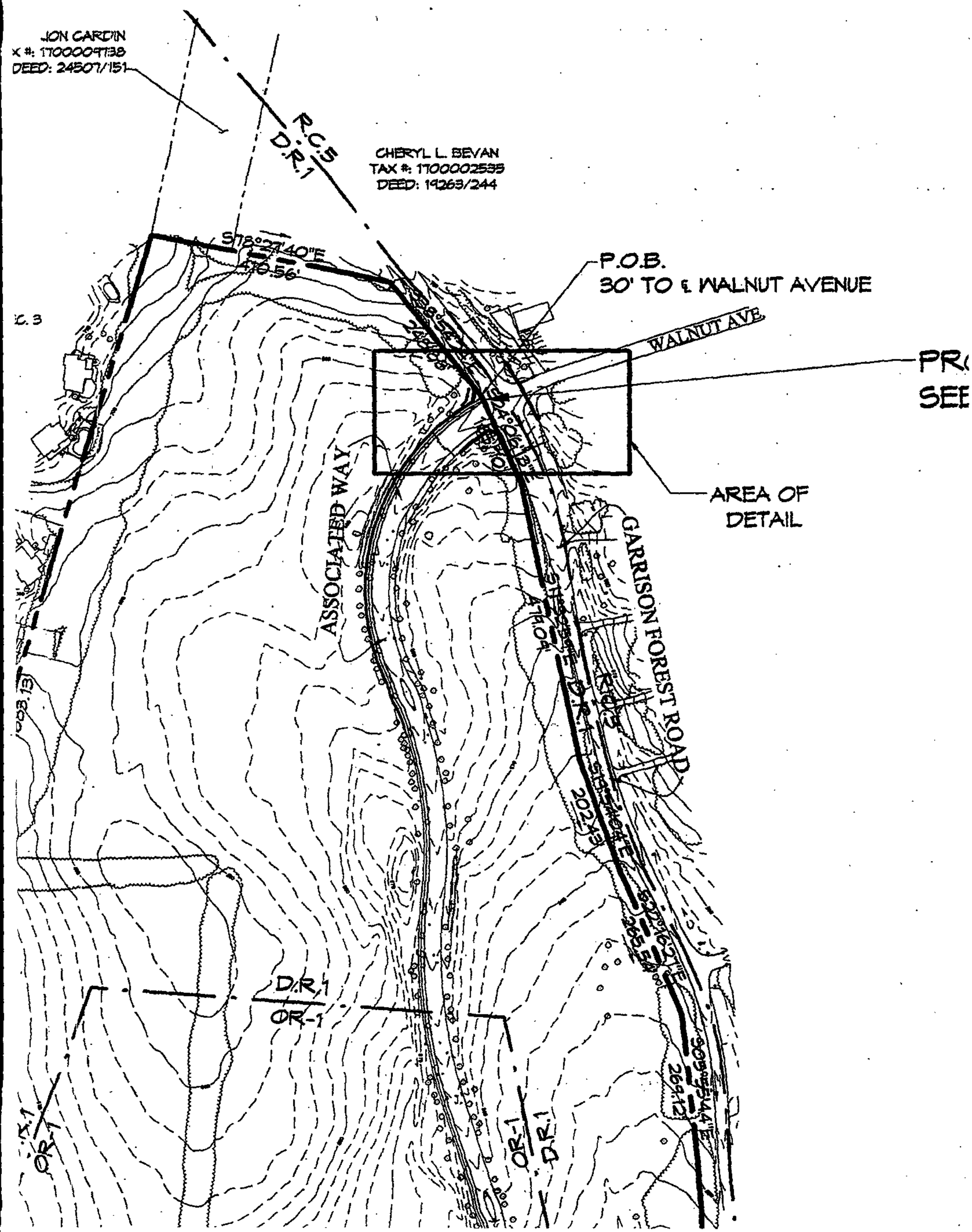
7/5/07

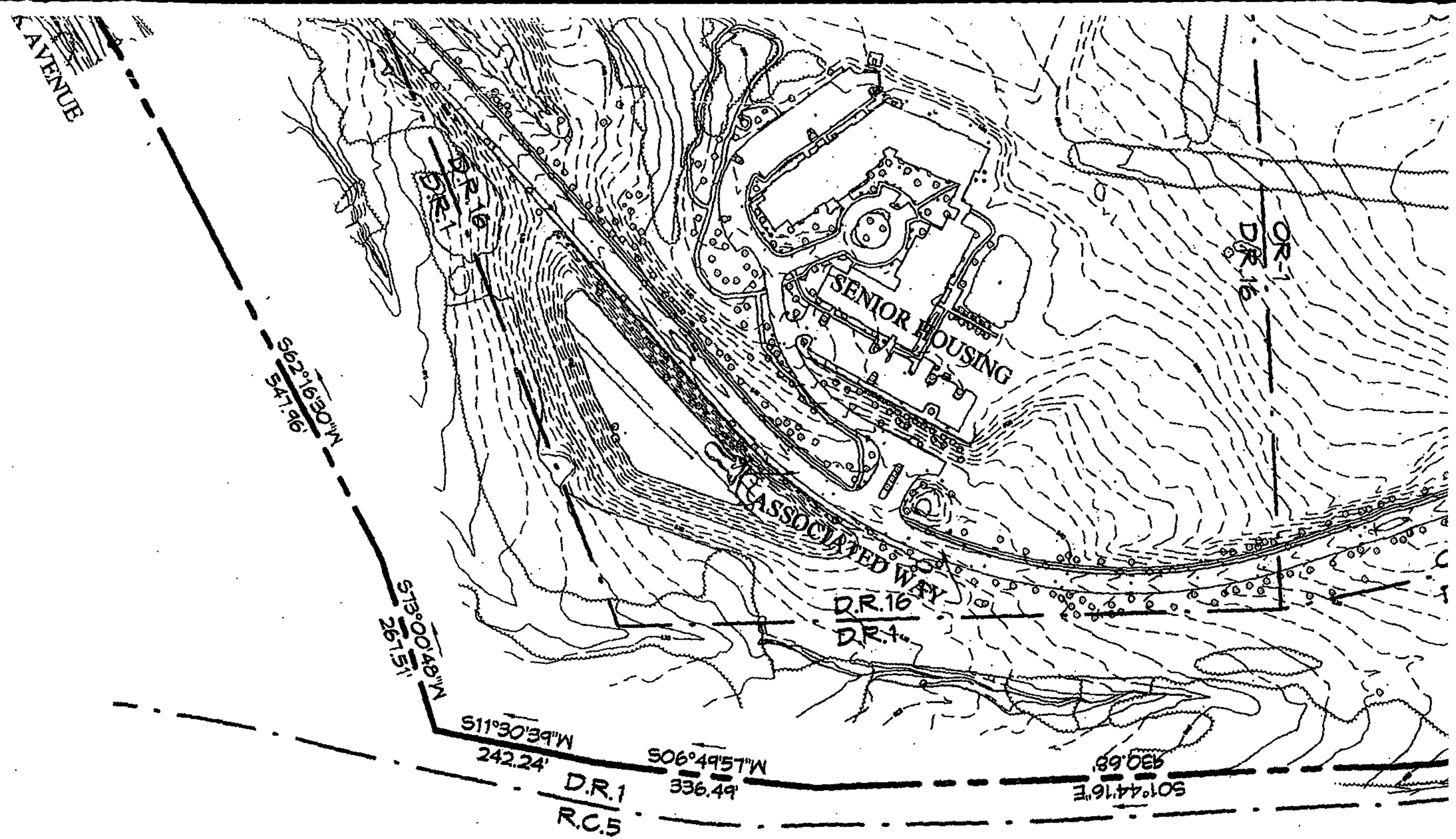
Colbert Matz Rosenfelt, Inc.

*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

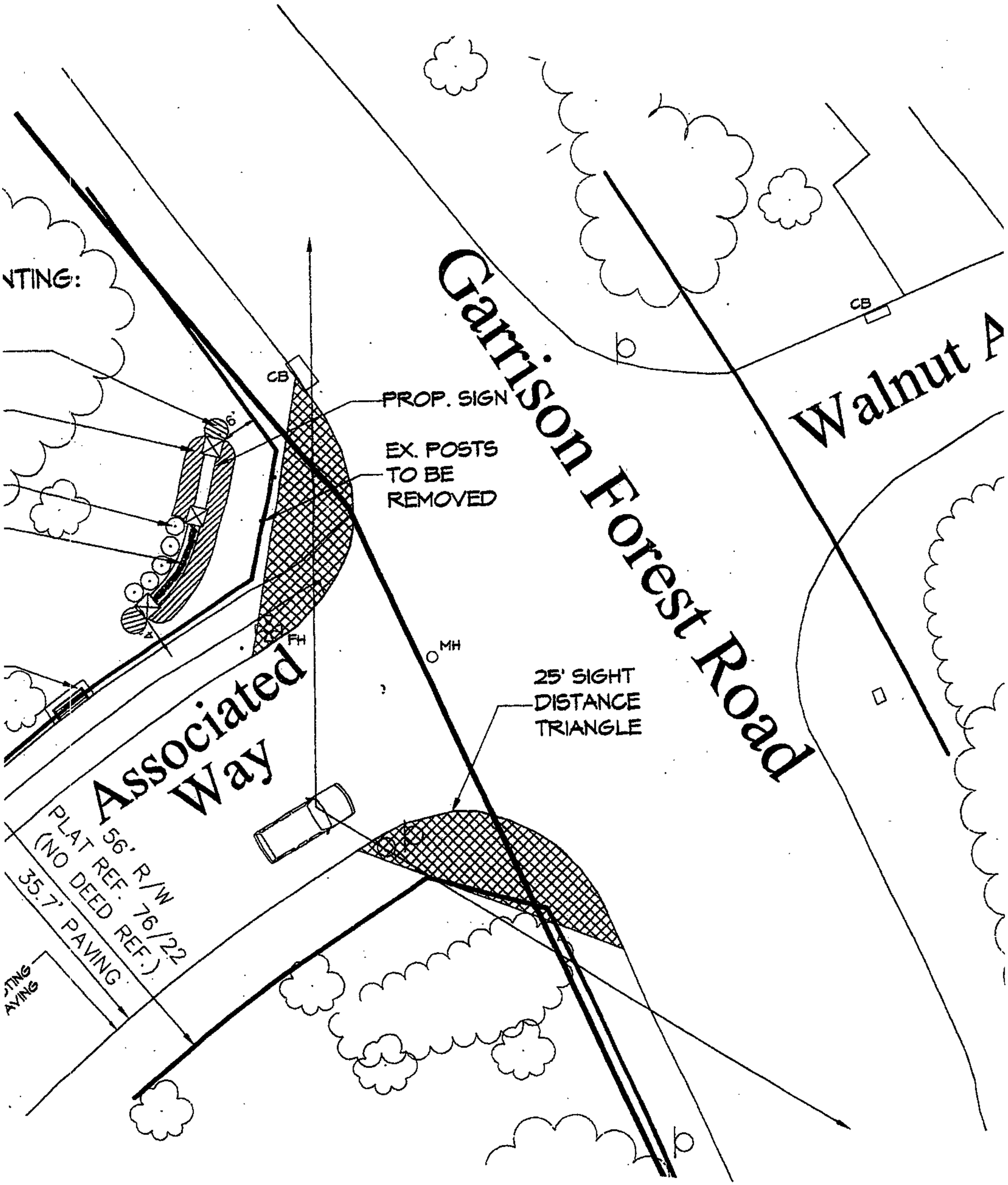
SCALE:	AS SHOWN
DATE:	7/5/2007
JOB NO.:	2006119
DESIGNED:	TNW
DRAWN:	LBF
CHECKED:	JMF
FILE:	2006119 NEW ZON 062807.dwg
DRAWING NUMBER:	ZON-1

Project\2006\2006119\Project Directories\CMR\Concept-Prelim (CURRENT)\2006119 NEW ZON 062807.dwg 7/5/2007 11:46:56 AM EDT


JON CARDIN
X #: 1700009738
DEED: 24507/151
R.C.5
D.R.1
CHERYL L. BEVAN
TAX #: 1700002535
DEED: 19263/244
S78°27'40"E
410.56'
P.O.B.
30' TO ℄ WALNUT AVENUE
WALNUT AVE
PR
SEE
AREA OF
DETAIL
ASSOCIATED WAY
GARRISON FOREST ROAD
D.R.1
OR-1
OR-1
D.R.1
OR-1
D.R.1


AVENUE
SENIOR HOUSING
ASSOCIATED WAY
D.R.16
D.R.1
D.R.16
D.R.1
D.R.16
D.R.1
S62°16'30"W
547.96'
S73°00'48"W
267.51'
S11°30'39"W
242.24'
S06°49'57"W
336.49'
S01°44'16"E
930.68'
D.R.1
R.C.5

24 in


Garrison Forest Road
Walnut A
Associated Way
56' R/W
PLAT REF. 76/22
(NO DEED REF.)
35.7' PAVING
PROP. SIGN
EX. POSTS
TO BE
REMOVED
25' SIGHT
DISTANCE
TRIANGLE
CB
CB
FH
MH
6'
4'
NTING:
TING
AVING

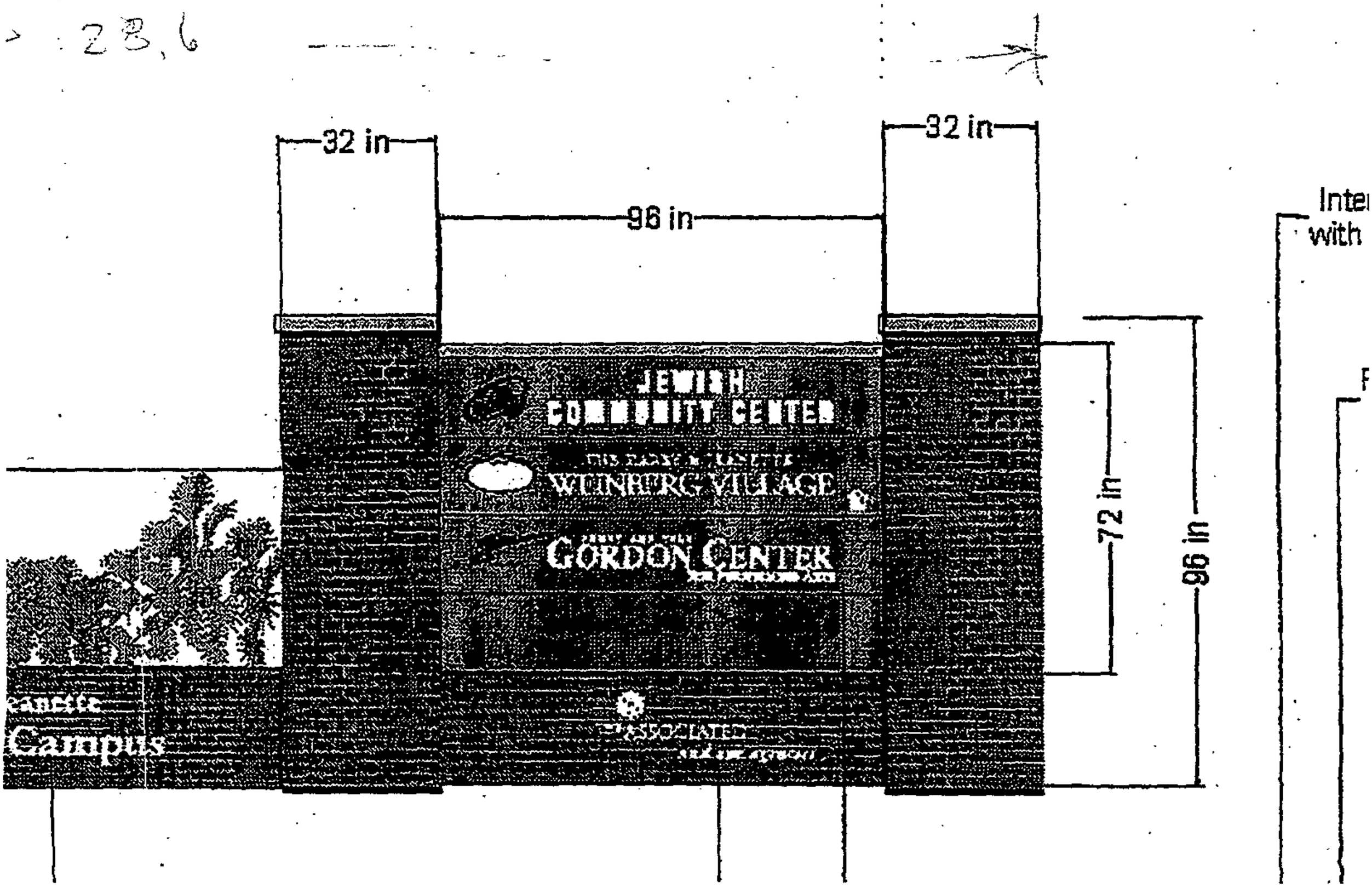
107"

18"

The Harry & Jeanette Weinberg Campus

SIGN DETAIL

28.6



County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

November 17, 2008

Michael R. McCann Esquire
MICHAEL R. McCANN, P.A.
118 W. Pennsylvania Avenue
Towson, MD 21204

RE: *In the Matter of: Associated Jewish Charities of Baltimore*
- Legal Owner /Petitioner
Case No. 07-745-A /Order of Dismissal of Petition

Dear Mr. McCann:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the County Board of Appeals of Baltimore County in the above-captioned matter in which the subject Petition has been withdrawn and dismissed.

Very truly yours,

Kathleen Bianco/sc

Kathleen C. Bianco
Administrator

Enclosure

c: Greater Greenspring Association, Inc.
Leila Hardy
David Karceski, Esquire
Michael H. Davis, Esquire
Associated Jewish Charities of Baltimore
Ben Gershowitz, Director of Facilities
Mark Smolarz
Richard E. Matz /Colbert Matz Rosenfelt, Inc.
Teresa Moore /Valleys Planning Council
Sarah Eastman
Karen Luchinsky
Suzanne Knable
Nathan Rogow
Jerry Focas
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

IN THE MATTER OF THE APPLICATION OF ASSOCIATED JEWISH CHARITIES OF BALTIMORE – LO /PETITIONER FOR VARIANCE ON PROPERTY LOCATED ON THE W/S GARRISON FOREST RD, 30' N WALNUT AVE (3506 GWYNNBROOK AVE)	*	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
4TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT	*	Case No. 07-475-A

* * * * * * * * *

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on appeal filed by Michael R. McCann, Esquire, on behalf of Greater Greenspring Association, Inc., and Leila Hardy, from the June 24, 2008, Order of the Zoning Commissioner in which the requested variance relief was granted with restrictions.

WHEREAS, the Board is in receipt of a letter of withdrawal of Petition filed October 23, 2008, by David H. Karceski, Esquire, Counsel for Associated Jewish Charities of Baltimore, Legal Owner /Petitioner, (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Petitioner requests that the Petition for Variance filed in the above-referenced matter be withdrawn, without prejudice, as of October 23, 2008,

IT IS THEREFORE. this 17th day of November, 2008, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. 07-475-A be and the same is **WITHDRAWN AND DISMISSED, without prejudice**, rendering moot the appeal filed in this matter; and that the Zoning Commissioner's Order of June 24, 2008, including any relief granted therein, is rendered null and void.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott

Wendell H. Grier

Robert W. Witt

VENABLE LLP

October 23, 2008

t 410.494.6285
f 410.821.0147
dhkarceski@venable.com

HAND-DELIVERED

Ms. Kathleen C. Bianco
Legal Administrator
County Board of Appeals of Baltimore County
The Jefferson Building, Suite 203
105 West Cheapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
Property: 3506 Gwynnbrook Avenue
Case No. 07-475-A

Dear Ms. Bianco:

The purpose of this letter is to confirm that our client, Associated Jewish Charities of Baltimore, is hereby withdrawing the Petition for Variance filed in Case No. 07-475-A for the above-referenced property, without prejudice.

Very truly yours,

David H. Karceski

DHK/acs
Enclosure
cc: Mr. Ben Gershowitz
Michael R. McCann, Esquire
TO1DOCS1/DHK01/#264505v1

OCT 23 2008

County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

November 17, 2008

Michael R. McCann Esquire
MICHAEL R. McCANN, P.A.
118 W. Pennsylvania Avenue
Towson, MD 21204

RE: *In the Matter of: Associated Jewish Charities of Baltimore - Legal Owner /Petitioner*
Case No. 07-745-A /Order of Dismissal of Petition

Dear Mr. McCann:

Enclosed please find a copy of the Order of Dismissal of Petition issued this date by the County Board of Appeals of Baltimore County in the above-captioned matter in which the subject Petition has been withdrawn and dismissed.

Very truly yours,

Kathleen Bianco/sc

Kathleen C. Bianco
Administrator

Enclosure

c: Greater Greenspring Association, Inc.
Leila Hardy
David Karceski, Esquire
Michael H. Davis, Esquire
Associated Jewish Charities of Baltimore
Ben Gershowitz, Director of Facilities
Mark Smolarz
Richard E. Matz /Colbert Matz Rosenfelt, Inc.
Teresa Moore /Valleys Planning Council
Sarah Eastman
Karen Luchinsky
Suzanne Knable
Nathan Rogow
Jerry Focas
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

IN THE MATTER OF THE APPLICATION OF ASSOCIATED JEWISH CHARITIES OF BALTIMORE – LO /PETITIONER FOR VARIANCE ON PROPERTY LOCATED ON THE W/S GARRISON FOREST RD, 30' N WALNUT AVE (3506 GWYNNBROOK AVE)	*	BEFORE THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
4TH ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT	*	Case No. 07-475-A

* * * * * * * * *

ORDER OF DISMISSAL OF PETITION

This case comes to the Board on appeal filed by Michael R. McCann, Esquire, on behalf of Greater Greenspring Association, Inc., and Leila Hardy, from the June 24, 2008, Order of the Zoning Commissioner in which the requested variance relief was granted with restrictions.

WHEREAS, the Board is in receipt of a letter of withdrawal of Petition filed October 23, 2008, by David H. Karceski, Esquire, Counsel for Associated Jewish Charities of Baltimore, Legal Owner /Petitioner, (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Counsel for Petitioner requests that the Petition for Variance filed in the above-referenced matter be withdrawn, without prejudice, as of October 23, 2008,

IT IS THEREFORE. this 17th day of November, 2008, by the County Board of Appeals of Baltimore County

ORDERED that said Petition filed in Case No. 07-475-A be and the same is **WITHDRAWN AND DISMISSED, without prejudice**, rendering moot the appeal filed in this matter; and that the Zoning Commissioner's Order of June 24, 2008, including any relief granted therein, is rendered null and void.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Lawrence S. Wescott

Wendell H. Grier

Robert W. Witt

VENABLE LLP

October 23, 2008

t 410.494.6285
f 410.821.0147
dhkarceski@venable.com

HAND-DELIVERED

Ms. Kathleen C. Bianco
Legal Administrator
County Board of Appeals of Baltimore County
The Jefferson Building, Suite 203
105 West Cheapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
Property: 3506 Gwynnbrook Avenue
Case No. 07-475-A

Dear Ms. Bianco:

The purpose of this letter is to confirm that our client, Associated Jewish Charities of Baltimore, is hereby withdrawing the Petition for Variance filed in Case No. 07-475-A for the above-referenced property, without prejudice.

Very truly yours,

David H. Karceski

DHK/acs
Enclosure
cc: Mr. Ben Gershowitz
Michael R. McCann, Esquire
TO1DOCS1/DHK01/#264505v1

OCT 23 2008

CASE #: 07-475-A

IN THE MATTER OF: ASSOCIATED JEWISH CHARITIES OF BALTIMORE –LO /Petitioner
3506 Gwynnbrook Avenue 4th E; 2nd C

VAR – To permit identification sign with a sign face area of 69 square feet (amended /reduced to 69 sf before ZC; w/d request for height variance)

6/24/08 – Z.C.'s decision in which requested zoning relief was **GRANTED with restrictions.**

9/25/08 - Notice of Assignment sent to following; assigned for hearing on Wednesday, November 5, 2008, at 11:00 a.m.:

Michael R. McCann, Esquire
Greater Greenspring Association, Inc.
Leila Hardy
David Karceski, Esquire
Michael H. Davis, Esquire
Associated Jewish Charities of Baltimore
Ben Gershowitz, Director of Facilities
Mark Smolarz
Richard E. Matz /Colbert Matz Rosenfelt, Inc.
Teresa Moore /Valleys Planning Council
Sarah Eastman
Karen Luchinsky
Suzanne Knable
Nathan Rogow
Jerry Focas
Office of People's Counsel
William J. Wiseman III /Zoning Commissioner
Pat Keller, Planning Director
Timothy M. Kotroco, Director /PDM

10/23/08 – Letter of withdrawal of Petition for Variance filed by David Karceski, Esquire, counsel for Petitioner. Order of Dismissal to be issued; case pulled from schedule; Board members notified.

Requested: September 22, 2008

APPEAL SIGN POSTING REQUEST

CASE NO.: 07-475-A

3506 Gwynnbrook Avenue

4th ELECTION DISTRICT APPEALED: 7/21/2008

ATTACHMENT – (Plan to accompany Petition – Petitioner's Exhibit No. 1)

*****COMPLETE AND RETURN BELOW INFORMATION******

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
The Jefferson Building, Suite 203
102 W. Chesapeake Avenue
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 07-475-A

LEGAL OWNER: **Associated Jewish Charities of Baltimore**

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

3506 GWYNNBROOK AVENUE
W/SIDE OF GARRISON FOREST RD., 30' N WALNUT AVE

The sign was posted on _____, 2008.

By: _____
(Signature of Sign Poster)

_____
(Print Name)

Michael R. McCann, P.A.
118 W. Pennsylvania Avenue
Towson, Maryland 21204
Phone: (410) 825-2150
Facsimile: (410) 825-2149
michael@mmccannlaw.net

July 21, 2008

Via Hand Delivery

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

RECEIVED
JUL 21 2008

In Re: Petition for Variance
3506 Gwynnbrook Avenue
Case No. 07-475-A

Dear Mr. Kotroco:

Enclosed please find a notice of appeal for filing in the above-referenced matter, along with a check in the amount of $400.00 for the filing fee.

Thank you for your attention to this matter.

Sincerely,

Michael R. McCann

Enclosures

cc: Baltimore County Board of Appeals (with enclosure) (*via* hand-delivery)
Zoning Commissioner/Hearing Officer William J. Wiseman, III (with enclosure)
David Karceski, Esq. (with enclosure)

IN RE: PEITION FOR VARIANCE w/s of Garrison Forest Road, 30' N of Walnut Avenue **(3506 Gwynnbrook Road)**	* * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
4th Election District 2nd Councilmanic District	* *	Case No. 07-475-A
Associated Jewish Charities of Baltimore, Petitioner	* * *	

* * * * * * * * * * * * * *

NOTICE OF APPEAL

Greater Greenspring Association, Inc. and Leila Hardy hereby notice an appeal of the Zoning Commissioner's June 28, 2008 decision granting variance relief to Petitioner Associated Jewish Charities of Baltimore. Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the addresses of appellants are Greater Greenspring Association, Inc., 119 St. Thomas Lane, Owings Mills, Maryland 21117; Leila Hardy, 12330 Garrison Forest Road, Owings Mills, Maryland 21117.

Respectfully submitted,

Michael R. McCann
Michael R. McCann, P.A.
118 W. Pennsylvania Avenue
Towson, Maryland 21204
(410) 825-2150

Attorneys for Appellants

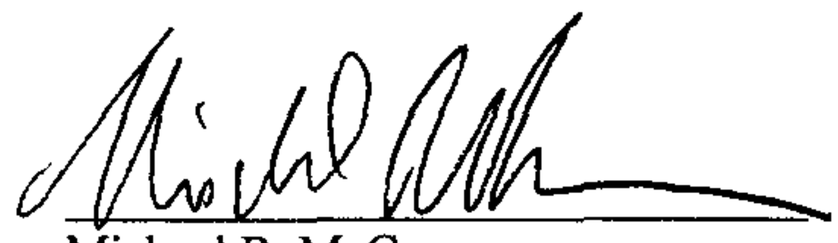
Dated: July 21, 2008

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on this 21st day of July 2008, a copy of the foregoing Notice of Appeal was mailed, first class, postage prepaid to:

David Karceski, Esq.
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Attorneys for Petitioner



Michael R. McCann

7/30 - 2 wks per Krotin

Michael R. McCann, P.A.
118 W. Pennsylvania Avenue
Towson, Maryland 21204
Phone: (410) 825-2150
Facsimile: (410) 825-2149
michael@mmccannlaw.net

July 21, 2008

Via Hand Delivery

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

In Re: Petition for Variance
3506 Gwynnbrook Avenue
Case No. 07-475-A

Dear Mr. Kotroco:

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Thank you for your attention to this matter.

Sincerely,

Michael R. McCann

Enclosures

cc: Baltimore County Board of Appeals (with enclosure) (*via* hand-delivery)
Zoning Commissioner/Hearing Officer William J. Wiseman, III (with enclosure)
David Karceski, Esq. (with enclosure)

RECEIVED
JUL 2 1 2008
BALTIMORE COUNTY
BOARD OF APPEALS

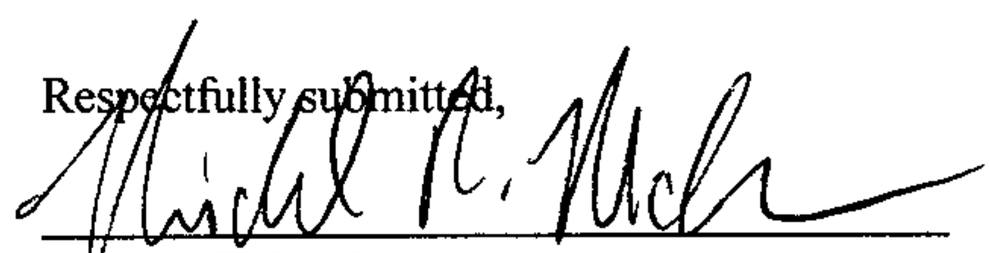
IN RE: PEITION FOR VARIANCE w/s of Garrison Forest Road, 30' N of Walnut Avenue **(3506 Gwynnbrook Road)**	* * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
4th Election District 2nd Councilmanic District	* *	Case No. 07-475-A
Associated Jewish Charities of Baltimore, Petitioner	* * *	

* * * * * * * * * * * * * *

NOTICE OF APPEAL

Greater Greenspring Association, Inc. and Leila Hardy hereby notice an appeal of the Zoning Commissioner's June 28, 2008 decision granting variance relief to Petitioner Associated Jewish Charities of Baltimore. Pursuant to Rule 3 of the Rules of Practice and Procedure of the Board of Appeals, the addresses of appellants are Greater Greenspring Association, Inc., 119 St. Thomas Lane, Owings Mills, Maryland 21117; Leila Hardy, 12330 Garrison Forest Road, Owings Mills, Maryland 21117.

Respectfully submitted,



Michael R. McCann
Michael R. McCann, P.A.
118 W. Pennsylvania Avenue
Towson, Maryland 21204
(410) 825-2150

Attorneys for Appellants

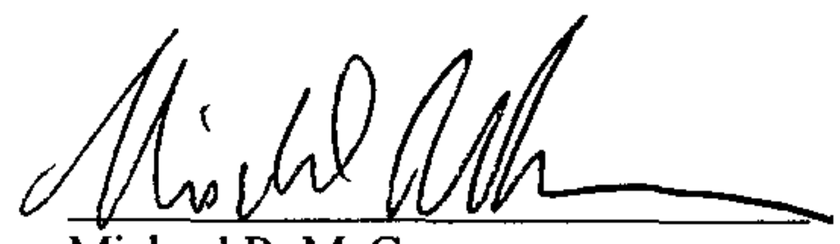
Dated: July 21, 2008

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on this 21st day of July 2008, a copy of the foregoing Notice of Appeal was mailed, first class, postage prepaid to:

David Karceski, Esq.
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

Attorneys for Petitioner



Michael R. McCann

We, the undersigned, oppose the Petition for Variance filed with the Zoning Commissioner for Baltimore County in Case No. 7-475-A, which requests a variance from County standards applicable to signs. Among other reasons, we believe the proposed sign is too large, should not be illuminated, and is incompatible with the character of neighborhood.

Full Name	Address
Karen Luchinsky	10 Valleys Crest Court
Rick Luchinsky	10 Valleys Crest Court
Sharon Green	9 Valleys Crest Ct.
Dori Kovens	7 Valleys Crest Ct.
Brian Kovens	"
Natalie Frazier	3303 Serenity Way 21117
Eugene Frazier	3303 Serenity Way, 21117
Brian Feist	2-Barnstable Ct, 21117
Holly Pearl	2-Barnstable Ct, 21117
John Meyers	4. Barnstable Ct, 21117
Stuart Hart	9 Huntmaster Lane 21117
Suzy Knable	1 Huntingtweed 21117
Roger Knable	" 21117
Frank Eastman	533 Garrison Forest Rd 21117
Joy Eastman	533 Garrison Forest Rd 21117

PROTESTANT'S

EXHIBIT NO. 7

We, the undersigned, oppose the Petition for Variance filed with the Zoning Commissioner for Baltimore County in Case No. 7-475-A, which requests a variance from County standards applicable to signs. Among other reasons, we believe the proposed sign is too large, should not be illuminated, and is incompatible with the character of neighborhood.

Full Name	Address
Christy DiPietro	10 Chittenden Lane Owings Mills, MD
David DiPietro	10 Chittenden Lane Owings Mills, MD 21117
Sheryl Hobbitzell	6624 Charlesway 21204
Anne Hawkins	3 Kitbridge Lane 21204
Caroline Nunetz	21 Foxcreek Ct. 21117
Lisa [illegible]	3502 Overbrook Rd. 21208
[illegible]	204 Garrison Forest Rd 21117
[illegible]	12330 Gerrson 21117
[illegible]	12330 Gerrson 21117
[illegible] Colgan	1340 Longverton Rd

AGREEMENT

THIS AGREEMENT ("Agreement") is made this 5TH day of APRIL, 1993, by and between Associated Jewish Charities of Baltimore, a Maryland corporation ("AJC"), and Baltimore County, Maryland ("County").

WHEREAS, AJC is the owner of an approximately 157-acre tract of land at the northwest quadrant of the intersection of Garrison Forest Road and Gwynnbrook Avenue in Baltimore County, which is described in Exhibit A attached hereto and made a part hereof (the "Property"); and

WHEREAS, as a part of the 1992 comprehensive rezoning process, the County granted AJC's request to rezone approximately 25.5 acres of the Property, as more particularly described in Exhibit B attached hereto and made a part hereof ("Parcel A"), to D.R.16 for use as Elderly Housing; and

WHEREAS, as a part of the 1992 comprehensive rezoning process, the County granted AJC's request to zone approximately 12.5 acres of the Property, as more particularly described in Exhibit B attached hereto and made a part hereof ("Parcel B") to O-1 for office uses in support of administrative and social services for the Jewish Community; and

WHEREAS, as a condition to obtaining the requested rezoning for Parcels A and B, AJC entered into that certain Development Agreement dated October 15, 1992, with the County which set forth various terms, conditions and restrictions upon which the rezoning would be granted (the "Development Agreement")

PROTESTANT'S EXHIBIT NO. 6

TRANSFER TAX
NO.
DATE 4/7/93

RECEIVED FOR TRANSFER

WHEREAS, AJC is entering into this Agreement to satisfy its obligations to place a restrictive agreement on the Property.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby covenant and agree as follows:

1. AJC shall be limited in the future development of the balance of the Property which is not included within Parcel A or Parcel B to those D.R.1 uses permitted as a matter of right or by special exception. AJC shall not request changes in the zoning classification of the balance of the Property to support more elderly housing or an increase in office uses under the then current office zones in Baltimore County, Maryland. (This limitation is not intended to restrict against minor boundary changes affecting Parcel A or Parcel B.) AJC reserves the right to use the balance of the Property for uses contemplated by present and future regulations of Baltimore County under the D.R.1 zone and permissible as a matter of right or by special exception. AJC acknowledges that neither the County nor any community groups have committed to support any requested special exceptions.

2. At the time that AJC prepares to enter the development plan process (defined to be at least sixty (60) days prior to the initial filing) in Baltimore County in connection with any use of Parcel A or Parcel B, AJC agrees to provide to the County and the Advisory Panel (hereafter defined):

a. copies of the plans which are to be submitted to the County (currently called Concept Plans and Development Plans);

b. a full-scale drawing outlining the streambed, wetland and forest buffer zones on the Property;

c. plans showing all of the contemplated improvements to be built on the total site of which the proposed development is a part (e.g., Parcel A); and

d. the then current preliminary Master Plan for the entire Property.

The purpose of this submittal is to provide as much information as is available to the public at a time commensurate with AJC's planning process for the Property. AJC agrees to provide updates of its Master Plan for the Property as updates are available to reflect the planning taking place from time to time.

3. It is not the intention of AJC to build for sale or speculation. Therefore, if at any time a transfer of Parcel A or Parcel B is made to a third party whose purpose is not to accomplish the AJC's mission to the Jewish community, other than a transfer as part of a financing transaction such as a sale-leaseback, then the uses of those portions of Parcel A and Parcel B not yet improved or upon which construction had not yet commenced will revert back to the uses permitted in the D.R.1 zone as of October 15, 1992.

4. Development of Parcel A:

   a. AJC shall construct no more than four hundred (400) Elderly Housing units on Parcel A within not more than six (6) buildings, which buildings shall not be more than three (3) stories above ground level within five hundred (500) feet of the edge of the paving of Garrison Forest Road and shall not be more than four (4) stories above ground level beyond five hundred (500) feet of the boundary of Garrison Forest Road; and

   b. No building within Parcel A shall be constructed within three hundred (300) feet of a boundary of the Property.

   c. No Elderly Housing units shall be constructed on the Property other than on Parcel A.

5. Development of Parcel B:

   a. The construction of offices on Parcel B shall be restricted to not more than three (3) stories above ground level.

   b. The total floor area of the office building or buildings shall not exceed 90,000 square feet.

   c. AJC shall phase construction on Parcel B so that no more than fifty percent (50%) of the allowable floor area as described above shall be built at one time.

6. No retail uses shall be permitted on the Property other than uses which exclusively serve the residents, employees, and people using the facilities on a regular basis at the Property.

7. No buildings shall be constructed on the Property within:

a. three hundred (300) feet of the edge of the paving of Garrison Forest Road adjacent to Parcels A and B and extending to a point one hundred (100) feet north of Nancy Ellen Way ("Point A") and

b. two hundred (200) feet of the edge of the paving of Garrison Forest Road adjacent to the Property from Point A extending north along the proposed landscape buffer shown on Exhibit A to the northern boundary of the Property and continuing west and south along the boundaries of the adjacent Worthington Park development adjacent to the areas of the proposed landscape buffer shown on Exhibit A. Beyond the two hundred (200) foot buffer, no buildings shall be constructed of more than two (2) stories above ground level.

8. By June 10, 1993, AJC shall supply to the County and the Advisory Panel the proposed landscape buffer plan showing the caliper, the types and the placement of trees to be planted, and such plan shall be subject to final approval by the County.

9. Commencing by December 10, 1993, AJC shall expand the landscape buffer on the Property along Garrison Forest Road to include the area from Nancy Ellen Road to Walnut Road and abutting Worthington Park as set forth in Exhibit A attached hereto and made a part hereof.

10. In order to provide an extensive buffer to the adjacent residential communities, AJC agrees that it will not construct any buildings adjacent to Parcel A or Parcel B between the interior road shown as it is finally built and Garrison Forest Road (see Exhibit A).

11. By December 10, 1993, AJC will provide to the County and the Advisory Panel a land plan which will generally show the sites of proposed buildings on Parcel A and Parcel B.

12. AJC is aware of the Communities' concerns of having access from the Property to Garrison Forest Road. AJC will only locate access to the site from Garrison Forest Road to the extent deemed necessary by Governmental constraints. AJC will work with the Communities to achieve this goal.

13. The parking planned requires a maximum of four parking spaces for each 1,000 square feet of office space and one parking space for each two elderly housing units under current Baltimore County regulations. Actual parking will be supplied in accordance with the above, unless the then applicable parking regulations are different.

14. AJC shall establish an oversight and advisory panel which shall be comprised entirely of six (6) Community representatives selected by the Communities (the "Advisory Panel")

which will act as the communication between the public and AJC for the purposes of reviewing and commenting on the development and compatibility of the design of buildings and other improvements for the Property. AJC will notify the Advisory Panel by certified mail of its progress during each stage of planning the development of and, eventually, the development. The Advisory Panel is expected to provide input concerning lighting, parking, exact location of buildings, traffic distribution and generation, the population of professionals, hours of operation, medical waste generation, if any, general compatibility with the neighborhood and the County Master Plan and the type and extent of any natural resource and man-made buffers. AJC agrees to give serious consideration to the recommendations of the Advisory Panel.

15. In addition to the input from the Advisory Panel, AJC will present its plans to a Community Input Meeting ("CIM") or its equivalent under the Baltimore County development process in effect from time to time.

16. This Agreement is intended to create covenants that run with the land and shall remain in full force and effect until January 1, 2040, at which time it will be of no further force and effect on the parties or on Parcel A or Parcel B. After the termination of this Agreement, Parcel A and Parcel B shall be subject to the comprehensive zoning map process then in effect in Baltimore County, Maryland.

17. AJC will provide copies of all anticipated submittals to the County for the Property to the Advisory Panel by certified mail at least 60 days prior to such submittal.

18. In the event that AJC fails to comply with the provisions set forth in this Agreement, any uses otherwise permitted as of right or by special exception in the zoning granted in the 1992 Comprehensive Zoning Map Process will revert back to the uses permitted in D.R.1 zone at the time of this Agreement as to all portions of Parcels A and B not then improved or upon which construction has not yet commenced.

IN WITNESS WHEREOF, this Agreement has been executed on behalf of each of the parties hereto by its duly authorized officer as of the day and year first above written.

WITNESS:

Robert W. Cannon
ROBERT W. CANNON

ASSOCIATED JEWISH CHARITIES OF BALTIMORE

By: Harry J. Shapiro (SEAL)
HARRY J. SHAPIRO
Title: VICE PRESIDENT

BALTIMORE COUNTY MARYLAND

By: H. Emslie Parks /BS (SEAL)
H. Emslie Parks
County Attorney

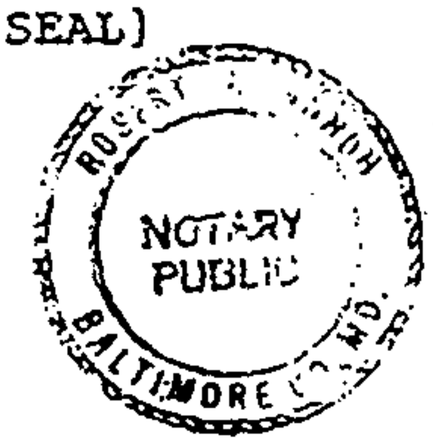
DATED: APRIL 5, 1993

STATE OF MARYLAND)
) to wit:
CITY/~~COUNTY~~ OF BALTIMORE)

I HEREBY CERTIFY that on the 31st day of March, 1993, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared HARRY D. SHAPIRO, who acknowledged himself/~~herself~~ to be the VICE PRESIDENT of Associated Jewish Charities of Baltimore, a Maryland corporation, and that he/~~she~~, as the VICE PRESIDENT of Associated Jewish Charities of Baltimore, being authorized to do so, executed this Agreement for the purposes contained in the document, by signing the name of the corporation by himself/~~herself~~ as VICE PRESIDENT.

IN WITNESS WHEREOF, I set my hand and official seal.

[NOTARY SEAL]



Robert W. Cannon
Notary Public

ROBERT W. CANNON
Printed Name of Notary Public

My Commission Expires: 2/1/96

This is to certify that the within document has been prepared by or under the supervision of the undersigned Maryland attorney.

Robert W. Cannon
Robert W. Cannon

After recording please return to:

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201

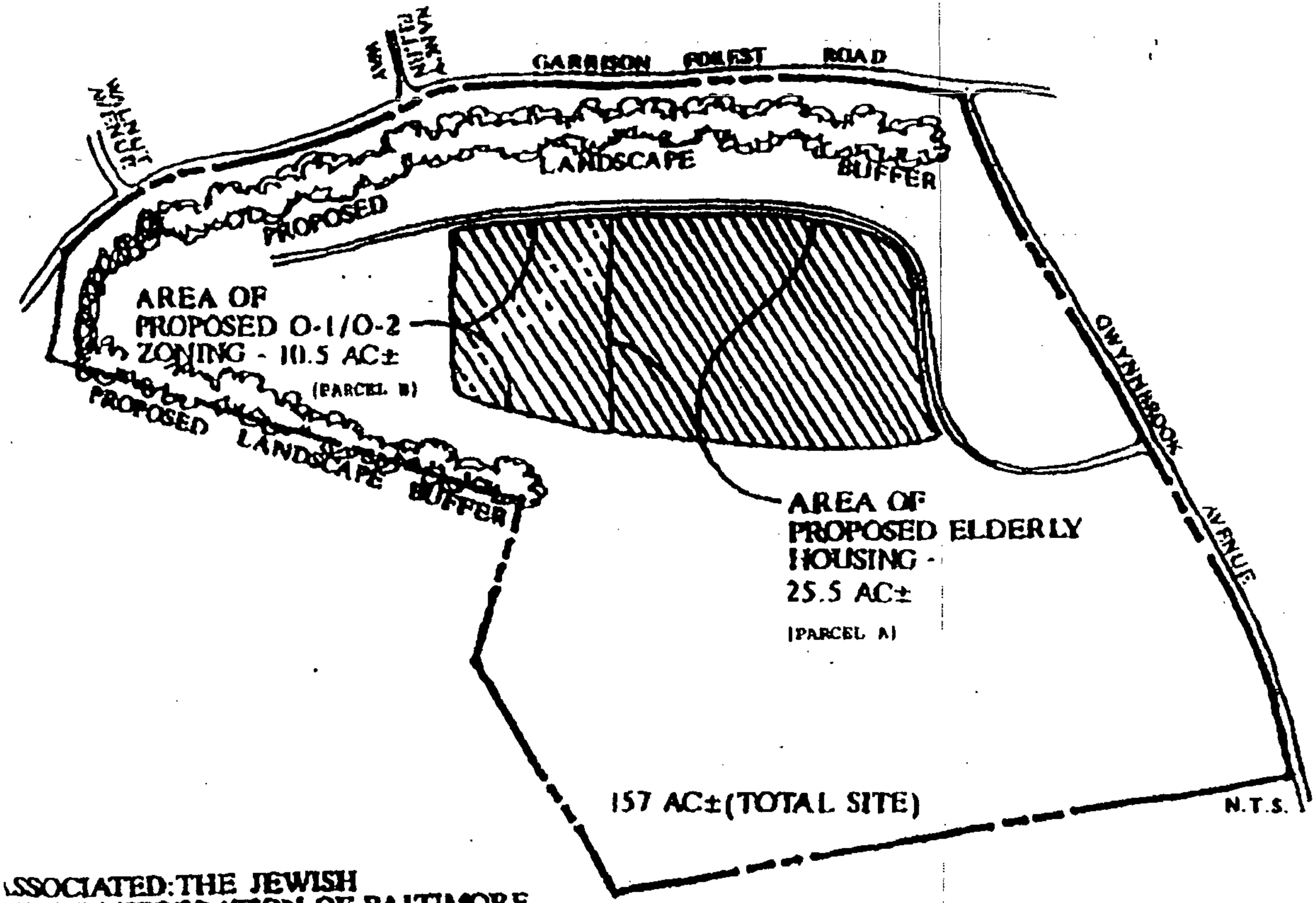
LEGAL DESCRIPTION

Beginning for the same at the intersection of the centerline of Gwynnbrook Avenue with the centerline of Garrison Forest Road: thence, running with and binding on the centerline of Gwynnbrook Avenue; as now surveyed, all bearings hereby referenced to the Baltimore County Metropolitan District Grid Meridian, the following five (5) courses and distances:

1. South 73° 00'48" West 267.61 feet to a point: thence,
2. South 62° 16'30" West 547.96 feet to a point: thence,
3. South 61° 57'47" West 1226.20 feet to a point: thence,
4. South 67° 57'35" West 104.86 feet to a point; thence,
5. South 77° 05'00" West 356.56 feet to a point; thence, leaving said road:
6. North 10° 46'39" West 2284.17 feet to a concrete monument (found): thence,
7. North 59° 43'21" East 911.89 feet to a point: thence,
8. South 71° 46'40" East 569.64 feet to a capped pin (found): thence,
9. North 17° 32'20" East 1683.13 feet to a point: thence,
10. South 78° 27'40" East 410.56 feet to a point in the centerline of Garrison Forest Road: thence, running with and binding upon the centerline of said road the the following nine (9) courses and distances:
11. South 38° 54'24" East 248.86 feet to a point: thence,
12. South 24° 06'13" East 165.70 feet to a point: thence,
13. South 11° 32'59" East 479.09 feet to a point; thence,
14. South 19° 54'04" East 202.43 feet to a point: thence,
15. South 22° 16'27" East 265.54 feet to a point; thence,
16. South 05° 55'44" East 269.12 feet to a point: thence,
17. South 01° 44'16" East 930.68 feet to a point; thence,
18. South 06° 49'57" West 336.49 feet to a point: thence,
19. South 11° 30'39" West 242.24 feet to the point of beginning.

Containing 156.927 acres of land, more or less.

Under and subject to items of record.



ASSOCIATED: THE JEWISH
COMMUNITY FEDERATION OF BALTIMORE

HALER AND ASSOCIATES, INC.
AMBASSADOR ROAD
MORE, MD 21207
44-3647
92

EXHIBIT "B"

LIBER 9698 PAGE 2

AGREEMENT

THIS AGREEMENT ("Agreement") is made this 5TH day of APRIL, 1993, by and between Associated Jewish Charities of Baltimore, a Maryland corporation ("AJC"), and Baltimore County, Maryland ("County").

WHEREAS, AJC is the owner of an approximately 157-acre tract of land at the northwest quadrant of the intersection of Garrison Forest Road and Gwynnbrook Avenue in Baltimore County, which is described in Exhibit A attached hereto and made a part hereof (the "Property"); and

WHEREAS, as a part of the 1992 comprehensive rezoning process, the County granted AJC's request to rezone approximately 25.5 acres of the Property, as more particularly described in Exhibit B attached hereto and made a part hereof ("Parcel A"), to D.R.16 for use as Elderly Housing; and

WHEREAS, as a part of the 1992 comprehensive rezoning process, the County granted AJC's request to zone approximately 12.5 acres of the Property, as more particularly described in Exhibit B attached hereto and made a part hereof ("Parcel B") to O-1 for office uses in support of administrative and social services for the Jewish Community; and

WHEREAS, as a condition to obtaining the requested rezoning for Parcels A and B, AJC entered into that certain Development Agreement dated October 15, 1992, with the County which set forth various terms, conditions and restrictions upon which the rezoning would be granted (the "Development Agreement")

PROTESTANT'S EXHIBIT NO. 6

RECEIVED FOR TRANSFER

TRANSFER TAX

DATE 4/7/93

WHEREAS, AJC is entering into this Agreement to satisfy its obligations to place a restrictive agreement on the Property.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby covenant and agree as follows:

1. AJC shall be limited in the future development of the balance of the Property which is not included within Parcel A or Parcel B to those D.R.1 uses permitted as a matter of right or by special exception. AJC shall not request changes in the zoning classification of the balance of the Property to support more elderly housing or an increase in office uses under the then current office zones in Baltimore County, Maryland. (This limitation is not intended to restrict against minor boundary changes affecting Parcel A or Parcel B.) AJC reserves the right to use the balance of the Property for uses contemplated by present and future regulations of Baltimore County under the D.R.1 zone and permissible as a matter of right or by special exception. AJC acknowledges that neither the County nor any community groups have committed to support any requested special exceptions.

2. At the time that AJC prepares to enter the development plan process (defined to be at least sixty (60) days prior to the initial filing) in Baltimore County in connection with any use of Parcel A or Parcel B, AJC agrees to provide to the County and the Advisory Panel (hereafter defined):

a. copies of the plans which are to be submitted to the County (currently called Concept Plans and Development Plans);

b. a full-scale drawing outlining the streambed, wetland and forest buffer zones on the Property;

c. plans showing all of the contemplated improvements to be built on the total site of which the proposed development is a part (e.g., Parcel A); and

d. the then current preliminary Master Plan for the entire Property.

The purpose of this submittal is to provide as much information as is available to the public at a time commensurate with AJC's planning process for the Property. AJC agrees to provide updates of its Master Plan for the Property as updates are available to reflect the planning taking place from time to time.

3. It is not the intention of AJC to build for sale or speculation. Therefore, if at any time a transfer of Parcel A or Parcel B is made to a third party whose purpose is not to accomplish the AJC's mission to the Jewish community, other than a transfer as part of a financing transaction such as a sale-leaseback, then the uses of those portions of Parcel A and Parcel B not yet improved or upon which construction had not yet commenced will revert back to the uses permitted in the D.R.1 zone as of October 15, 1992.

4. Development of Parcel A:

   a. AJC shall construct no more than four hundred (400) Elderly Housing units on Parcel A within not more than six (6) buildings, which buildings shall not be more than three (3) stories above ground level within five hundred (500) feet of the edge of the paving of Garrison Forest Road and shall not be more than four (4) stories above ground level beyond five hundred (500) feet of the boundary of Garrison Forest Road; and

   b. No building within Parcel A shall be constructed within three hundred (300) feet of a boundary of the Property.

   c. No Elderly Housing units shall be constructed on the Property other than on Parcel A.

5. Development of Parcel B:

   a. The construction of offices on Parcel B shall be restricted to not more than three (3) stories above ground level.

   b. The total floor area of the office building or buildings shall not exceed 90,000 square feet.

   c. AJC shall phase construction on Parcel B so that no more than fifty percent (50%) of the allowable floor area as described above shall be built at one time.

6. No retail uses shall be permitted on the Property other than uses which exclusively serve the residents, employees, and people using the facilities on a regular basis at the Property.

7. No buildings shall be constructed on the Property within:

a. three hundred (300) feet of the edge of the paving of Garrison Forest Road adjacent to Parcels A and B and extending to a point one hundred (100) feet north of Nancy Ellen Way ("Point A") and

b. two hundred (200) feet of the edge of the paving of Garrison Forest Road adjacent to the Property from Point A extending north along the proposed landscape buffer shown on Exhibit A to the northern boundary of the Property and continuing west and south along the boundaries of the adjacent Worthington Park development adjacent to the areas of the proposed landscape buffer shown on Exhibit A. Beyond the two hundred (200) foot buffer, no buildings shall be constructed of more than two (2) stories above ground level.

8. By June 10, 1993, AJC shall supply to the County and the Advisory Panel the proposed landscape buffer plan showing the caliper, the types and the placement of trees to be planted, and such plan shall be subject to final approval by the County.

9. Commencing by December 10, 1993, AJC shall expand the landscape buffer on the Property along Garrison Forest Road to include the area from Nancy Ellen Road to Walnut Road and abutting Worthington Park as set forth in Exhibit A attached hereto and made a part hereof.

10. In order to provide an extensive buffer to the adjacent residential communities, AJC agrees that it will not construct any buildings adjacent to Parcel A or Parcel B between the interior road shown as it is finally built and Garrison Forest Road (see Exhibit A).

11. By December 10, 1993, AJC will provide to the County and the Advisory Panel a land plan which will generally show the sites of proposed buildings on Parcel A and Parcel B.

12. AJC is aware of the Communities' concerns of having access from the Property to Garrison Forest Road. AJC will only locate access to the site from Garrison Forest Road to the extent deemed necessary by Governmental constraints. AJC will work with the Communities to achieve this goal.

13. The parking planned requires a maximum of four parking spaces for each 1,000 square feet of office space and one parking space for each two elderly housing units under current Baltimore County regulations. Actual parking will be supplied in accordance with the above, unless the then applicable parking regulations are different.

14. AJC shall establish an oversight and advisory panel which shall be comprised entirely of six (6) Community representatives selected by the Communities (the "Advisory Panel")

which will act as the communication between the public and AJC for the purposes of reviewing and commenting on the development and compatibility of the design of buildings and other improvements for the Property. AJC will notify the Advisory Panel by certified mail of its progress during each stage of planning the development of and, eventually, the development. The Advisory Panel is expected to provide input concerning lighting, parking, exact location of buildings, traffic distribution and generation, the population of professionals, hours of operation, medical waste generation, if any, general compatibility with the neighborhood and the County Master Plan and the type and extent of any natural resource and man-made buffers. AJC agrees to give serious consideration to the recommendations of the Advisory Panel.

15. In addition to the input from the Advisory Panel, AJC will present its plans to a Community Input Meeting ("CIM") or its equivalent under the Baltimore County development process in effect from time to time.

16. This Agreement is intended to create covenants that run with the land and shall remain in full force and effect until January 1, 2040, at which time it will be of no further force and effect on the parties or on Parcel A or Parcel B. After the termination of this Agreement, Parcel A and Parcel B shall be subject to the comprehensive zoning map process then in effect in Baltimore County, Maryland.

17. AJC will provide copies of all anticipated submittals to the County for the Property to the Advisory Panel by certified mail at least 60 days prior to such submittal.

18. In the event that AJC fails to comply with the provisions set forth in this Agreement, any uses otherwise permitted as of right or by special exception in the zoning granted in the 1992 Comprehensive Zoning Map Process will revert back to the uses permitted in D.R.1 zone at the time of this Agreement as to all portions of Parcels A and B not then improved or upon which construction has not yet commenced.

IN WITNESS WHEREOF, this Agreement has been executed on behalf of each of the parties hereto by its duly authorized officer as of the day and year first above written.

WITNESS:

Robert W. Cannon
ROBERT W. CANNON

ASSOCIATED JEWISH CHARITIES OF BALTIMORE

By: Harry J. Shapiro (SEAL)
HARRY J. SHAPIRO
Title: VICE PRESIDENT

BALTIMORE COUNTY MARYLAND

By: H. Emslie Parks (SEAL)
H. Emslie Parks
County Attorney

DATED: APRIL 5, 1993

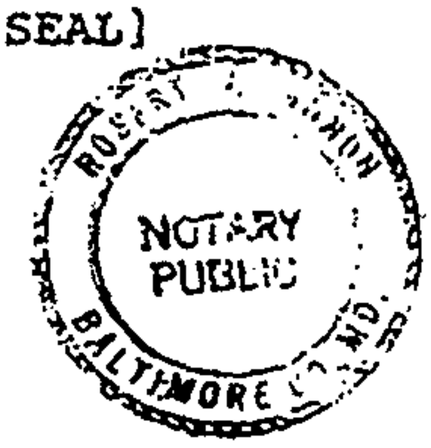
0373:03/24/93
CPF15/3006E

STATE OF MARYLAND)
) to wit:
CITY/~~COUNTY~~ OF BALTIMORE)

I HEREBY CERTIFY that on the 31st day of March, 1993, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared HARRY D. SHAPIRO, who acknowledged himself/~~herself~~ to be the VICE PRESIDENT of Associated Jewish Charities of Baltimore, a Maryland corporation, and that he/~~she~~, as the VICE PRESIDENT of Associated Jewish Charities of Baltimore, being authorized to do so, executed this Agreement for the purposes contained in the document, by signing the name of the corporation by himself/~~herself~~ as VICE PRESIDENT.

IN WITNESS WHEREOF, I set my hand and official seal.

[NOTARY SEAL]



Robert W. Cannon
Notary Public

ROBERT W. CANNON
Printed Name of Notary Public

My Commission Expires: 2/1/96

This is to certify that the within document has been prepared by or under the supervision of the undersigned Maryland attorney.

Robert W. Cannon
Robert W. Cannon

After recording please return to:

Robert W. Cannon, Esquire
Weinberg and Green
100 South Charles Street
Baltimore, Maryland 21201

EXHIBIT A LIBER96 P. 025

LEGAL DESCRIPTION

Beginning for the same at the intersection of the centerline of Gwynnbrook Avenue with the centerline of Garrison Forest Road: thence, running with and binding on the centerline of Gwynnbrook Avenue; as now surveyed, all bearings hereby referenced to the Baltimore County Metropolitan District Grid Meridian, the following five (5) courses and distances:

1. South 73°00'48" West 267.61 feet to a point: thence,
2. South 62°16'30" West 547.96 feet to a point: thence,
3. South 61°57'47" West 1226.20 feet to a point: thence,
4. South 67°57'35" West 104.86 feet to a point: thence,
5. South 77°05'00" West 356.56 feet to a point: thence, leaving said road:
6. North 10°46'39" West 2284.17 feet to a concrete monument (found): thence,
7. North 59°43'21" East 911.89 feet to a point: thence,
8. South 71°46'40" East 569.64 feet to a capped pin (found): thence,
9. North 17°32'20" East 1683.13 feet to a point: thence,
10. South 78°27'40" East 410.56 feet to a point in the centerline of Garrison Forest Road: thence, running with and binding upon the centerline of said road the the following nine (9) courses and distances:
11. South 38°54'24" East 248.86 feet to a point: thence,
12. South 24°06'13" East 165.70 feet to a point: thence,
13. South 11°32'59" East 479.09 feet to a point: thence,
14. South 19°54'04" East 202.43 feet to a point: thence,
15. South 22°16'27" East 265.54 feet to a point: thence,
16. South 05°55'44" East 269.12 feet to a point: thence,
17. South 01°44'16" East 930.68 feet to a point: thence,
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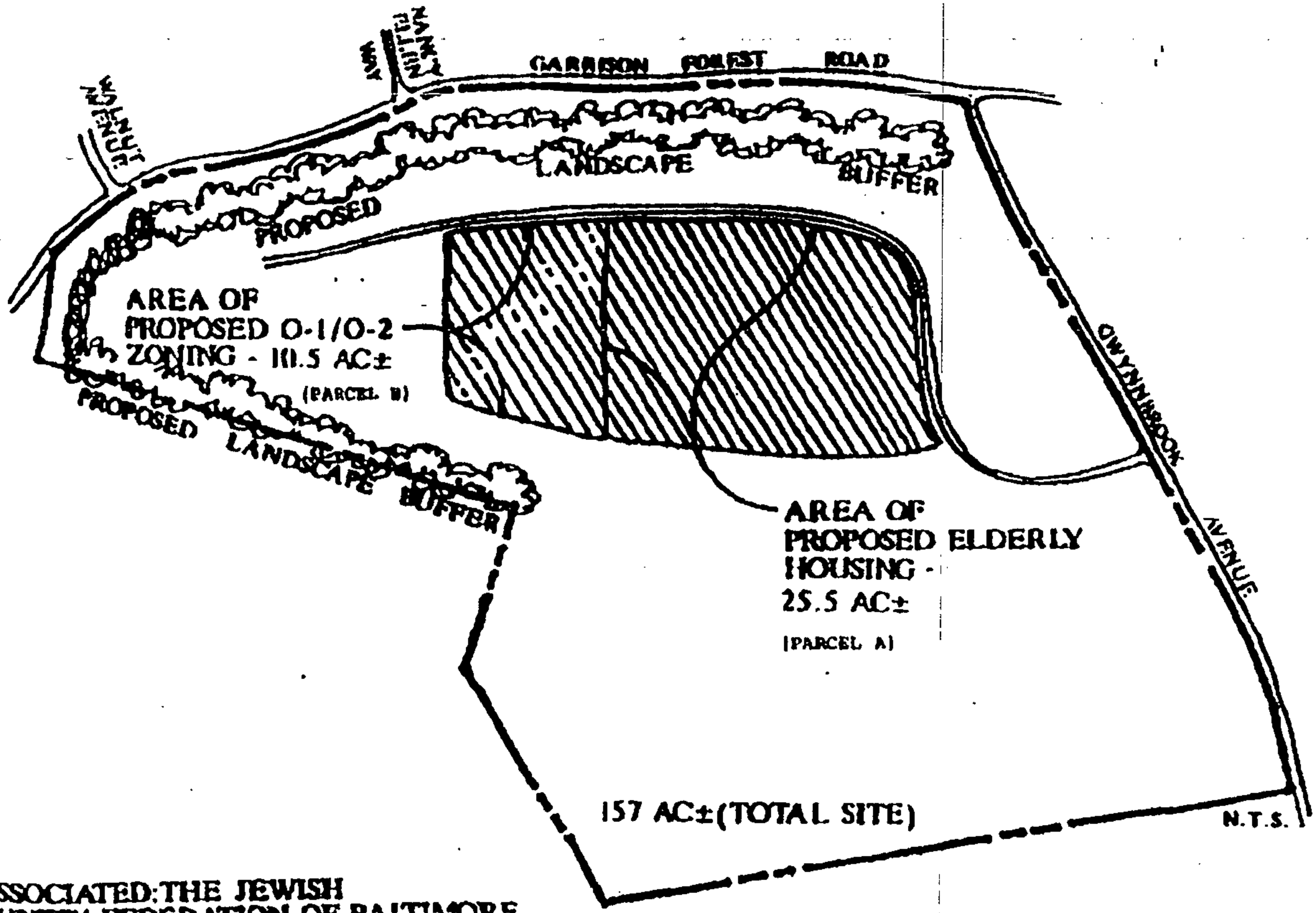
19. South 11°30'39" West 242.24 feet to the point of beginning.

Containing 156.927 acres of land, more or less.

Under and subject to items of record.



ASSOCIATED: THE JEWISH
COMMUNITY FEDERATION OF BALTIMORE

HALER AND ASSOCIATES, INC.
AMBASSADOR ROAD
MORE, MD 21207
44-3647
92

EXHIBIT "B"

LIBER 9698 PG 2
P.13/3

0081:10/15/92(4)
CLA45:38288

DEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement"), dated October 15, 1992, is entered into by and between Associated Jewish Charities of Baltimore, a Maryland corporation ("AJC") and Baltimore County, Maryland ("County").

WHEREAS, AJC is the owner of an approximately 157 acre tract of land at the northwest quadrant of the intersection of Garrison Forest Road and Gwynnbrook Avenue in Baltimore County, which is described in Exhibit A attached hereto and made a part hereof (the "Property"); and

WHEREAS, as a part of the comprehensive rezoning application, AJC is requesting that approximately 25.5 acres of the Property, as more particularly described in Exhibit A attached hereto and made a part hereof ("Parcel A"), be rezoned D.R.16 and to be used for Elderly Housing; and

WHEREAS, as a part of the comprehensive rezoning application, AJC is also requesting that approximately 12.5 acres of the Property, as more particularly described in Exhibit A attached hereto and made a part hereof ("Parcel B") be rezoned O-1 or O-2 for office uses in support of administrative and social services for the Jewish Community; and

WHEREAS, AJC is willing to agree to the matters set forth herein relating to the development of the Property and AJC is further agreeing that in the event that it fails to comply with the provisions set forth in this Agreement in the time frames set forth, and upon reasonable notice from the Director of Planning of Baltimore County, the zoning granted in the 1992 Comprehensive

PROTESTANT'S
EXHIBIT NO. 5

Zoning Map Process will revert back to the uses permitted in D.R.1 zone at the time of this Agreement as to all portions of Parcels A and B not then improved or upon which construction has not yet commenced.

NOW, THEREFORE, in consideration of the forgoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby covenant and agree as follows:

1. AJC has executed this Agreement as a result of its negotiations with community groups and Valleys Planning Council and agrees to execute deed restrictions and a restrictive covenant agreement to the benefit of a responsible third party selected by County in accordance with the terms of this executed Agreement and agrees further to record the deed and the restrictive covenant agreement within 120 days from the date when the requested zoning becomes final and unappealable ("Final Approval"). The balance of the Property shall be limited in its future development to those D.R.1 uses permitted as a matter of right or by special exception. AJC agrees that in the event the requested zoning is granted, it will not request changes in the zoning classification of the balance of the Property to support more elderly housing or an increase in office uses under the then current office zones in Baltimore County, Maryland. (This is not intended to restrict against minor boundary changes affecting Parcel A or Parcel B.) AJC reserves the right to use the balance of the Property for uses contemplated by present and future regulations of Baltimore County under the D.R.1 zone and permissible as a matter of right or by

special exception. AJC acknowledges that neither the County nor any community groups have committed to support any requested special exceptions.

2. At the time that AJC prepares to enter the development plan process (defined to be at least sixty (60) days prior to the initial filing) in Baltimore County in connection with any use of Parcel A or Parcel B, AJC agrees to provide to the County and the Advisory Panel (hereafter defined):

a. copies of the plans which are to be submitted to the County (currently called Concept Plans and Development Plans);

b. a full-scale drawing outlining the streambed, wetland and forest buffer zones on the Property;

c. plans showing all of the contemplated improvements to be built on the total site of which the proposed development is a part (e.g., Parcel A); and

d. the then current preliminary Master Plan for the entire Property.

The purpose of this submittal is to provide as much information as is available to the public at a time commensurate with AJC's planning process for the Property. AJC agrees to provide updates of its Master Plan for the Property as updates are available to reflect the planning taking place from time to time.

3. It is not the intention of AJC to build for sale or speculation. Therefore, if at any time a transfer of Parcel A or Parcel B is made to a third party whose purpose is not to

accomplish the AJC's mission to the Jewish community, other than a transfer as part of a financing transaction such as a sale-leaseback, then the uses of those portions of Parcel A and Parcel B not yet improved or upon which construction had not yet commenced will revert back to the uses permitted in the D.R.1 zone at the date of this Agreement.

4. The County Review Group (the "CRG") plan which was previously approved for a portion of the Property, shall be withdrawn so that any and all rights arising by virtue of the approval of the CRG plan will be revoked.

5. If Parcel A is rezoned to D.R.16:

a. AJC shall construct no more than four hundred (400) Elderly Housing units on Parcel A within not more than six (6) buildings, which buildings shall not be more than three (3) stories above ground level within five hundred (500) feet of Garrison Forest Road and shall not be more than four (4) stories above ground level beyond five hundred (500) feet of the boundary of Garrison Forest Road; and

b. No building within Parcel A shall be constructed within three hundred (300) feet of a boundary of the Property.

c. No Elderly Housing units shall be constructed on the Property other than on Parcel A.

6. The construction of offices on Parcel B shall be restricted to not more than three (3) stories above ground level.

AJC further agrees to limit the total floor area of the office building or buildings to not more than 90,000 square feet. As a further limitation, AJC agrees to phase construction on Parcel B so that no more than fifty percent (50%) of the allowable floor area as described above will be built at one time.

7. No retail uses shall be permitted on the Property other than uses which exclusively serve the residents, employees, and people using the facilities on a regular basis at the Property.

8. AJC agrees that no buildings shall be constructed on the Property within:

a. three hundred (300) feet of Garrison Forest Road adjacent to Parcels A and B to a point one hundred (100) feet north of Nancy Ellen Way ("Point A") and

b. two hundred (200) feet from Point A running north along the proposed landscape buffer shown on Exhibit A to the northern boundary of the Property and continuing west and south along the boundaries of the adjacent Worthington Park development adjacent to the areas of the proposed landscape buffer shown on Exhibit A. No buildings shall be constructed in this area of more than two (2) stories above ground level.

9. Within six (6) months from the Final Approval, AJC shall supply to the County and the Advisory Panel, the proposed

landscape buffer plan showing the caliper, the types and the placement of the trees to be planted, and such plan shall be subject to final approval by the County.

10. Commencing within one (1) year of Final Approval, AJC shall expand the landscape buffer on the Property along Garrison Forest Road to include the area from Nancy Ellen Road to Walnut Road and abutting Worthington Park as set forth in Exhibit A attached hereto and made a part hereof.

11. In order to provide an extensive buffer to the adjacent residential communities, AJC agrees that it will not construct any buildings adjacent to Parcel A or Parcel B between the interior road shown as it is finally built and Garrison Forest Road (See Exhibit A).

12. Within twelve months of the Final Approval, AJC will provide to the County and the Advisory Panel a land plan which will generally show the sites of proposed buildings on Parcel A and Parcel B.

13. AJC is aware of the Communities' concerns of having access from the Property to Garrison Forest Road. AJC will only locate access to the site from Garrison Forest Road to the extent deemed necessary by Governmental constraints. AJC will work with the Communities to achieve this goal.

14. The parking planned requires a maximum of four parking spaces for each 1,000 square feet of office space and one parking space for each two elderly housing units under current

Baltimore County regulations. Actual parking will be supplied in accordance with the above, unless the then applicable parking regulations are different.

15. AJC shall establish an oversight and advisory panel which shall be comprised entirely of six (6) Community representatives selected by the Communities (the "Advisory Panel") which will act as the communication between the public and AJC for the purposes of reviewing and commenting on the development and compatibility of the design of buildings and other improvements for the Property. AJC will notify the Advisory Panel by certified mail of its progress during each stage of planning the development of and, eventually, the development. The Advisory Panel is expected to provide input concerning lighting, parking, exact location of buildings, traffic distribution and generation, the population of professionals, hours of operation, medical waste generation, if any, general compatibility with the neighborhood and the County Master Plan and the type and extent of any natural resource and man-made buffers. AJC agrees to give serious consideration to the recommendations of the Advisory Panel.

16. In addition to the input from the Advisory Panel, AJC will present its plans to a Community Input Meeting ("CIM") or its equivalent under the Baltimore County development process in effect from time to time.

17. In the event the proposed rezoning of Parcel A and Parcel B is approved, this Agreement shall remain in full force and effect until January 1, 2040, at which time it will be of no further force and effect on the parties or on Parcel A or

Parcel B. After the termination of this Agreement, Parcel A and Parcel B shall be subject to the comprehensive zoning map process then in effect in Baltimore County, Maryland.

18. AJC will provide copies of all anticipated submittals to the County for the Property to the Advisory Panel by certified mail at least 60 days prior to such submittal.

19. In the event that AJC fails to comply with the provisions set forth in this Agreement, any uses otherwise permitted as of right or by special exception in the zoning granted in the 1992 Comprehensive Zoning Map Process will revert back to the uses permitted in D.R.1 zone at the time of this Agreement as to all portions of Parcels A and B not then improved or upon which construction has not yet commenced.

IN WITNESS WHEREOF, this Agreement has been executed on behalf of each of the parties hereto by its duly authorized officer as of the day and year first above written.

WITNESS:

ASSOCIATED JEWISH CHARITIES OF BALTIMORE

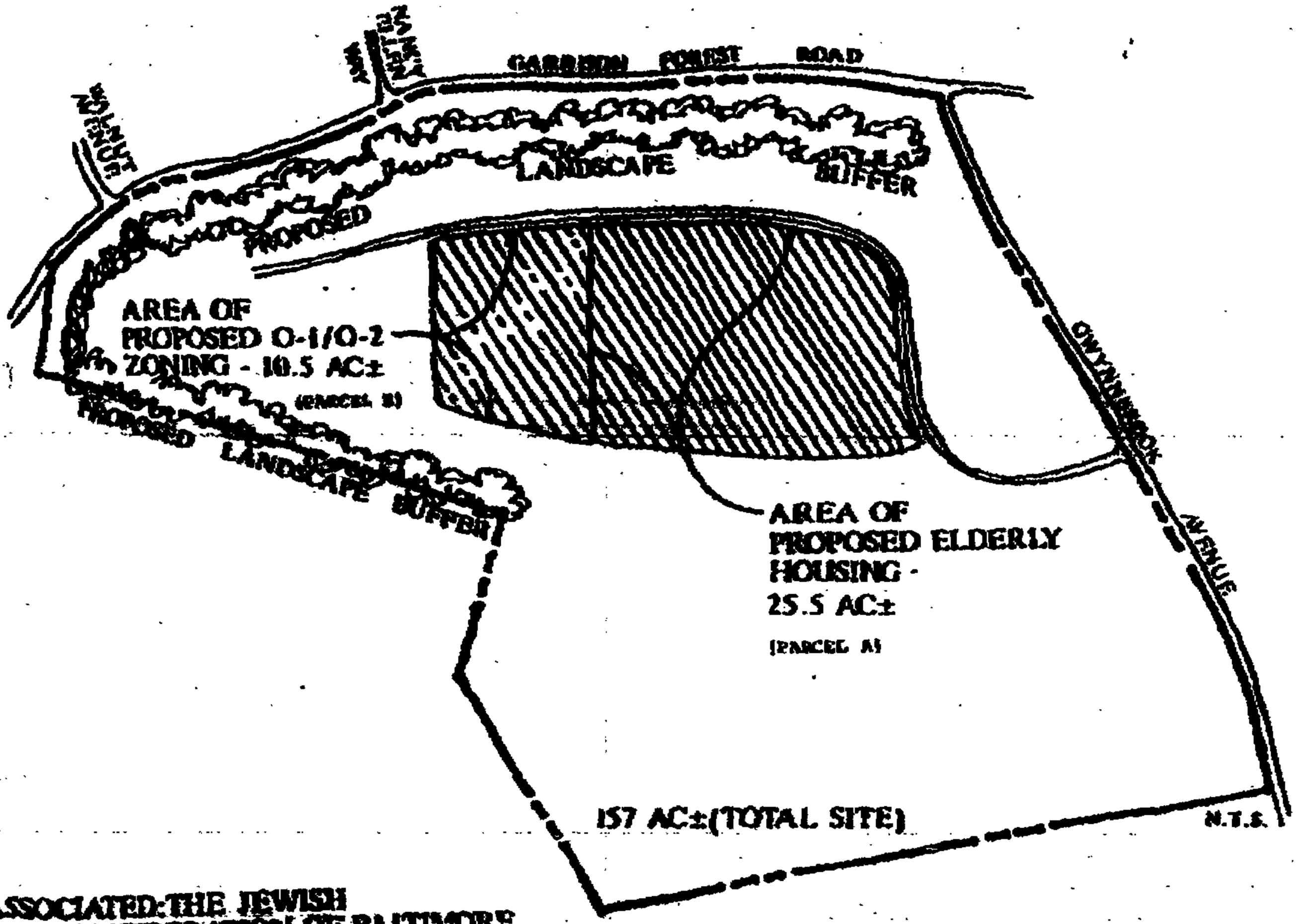
Patricia L. Grant

By: Robert W. Cannon (SEAL)
Robert W. Cannon, Counsel

BALTIMORE COUNTY MARYLAND

Barbara Gellhard

By: [illegible] (SEAL)
Title: County Attorney



ASSOCIATED:THE JEWISH
COMMUNITY FEDERATION OF BALTIMORE

THALER AND ASSOCIATES, INC.
AMBASSADOR ROAD
BALTIMORE, MD 21207
944-3647
6-92

EXHIBIT "A"

BW 11/30
07-475-A

Henry Hillen Jenkins II

12427 Park Heights Avenue

Owings Mills, MD 21111

RECEIVED
NOV 30 2007
BY:_____

William J. Wiseman III, Zoning Commissioner

401 Bosley Avenue

Towson MD 21204

November 28, 2007

Dear Mr. Wiseman,

As a resident of the Garrison Forest Road community, it has come to my attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the west side of Garrison Forest Road, 30' north of Walnut Avenue.

I oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. Any sign on Garrison Forest Road should be in keeping with the character, appearance and dimensions of the signs of other institutions on this country road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We believe that the sign should blend in with the overall look of our community.

Within both the immediate and expanded Garrison Forest Road corridor, there are two existing institutional signs and five neighborhood signs. The average pillar size runs 2' - 3' high with a 3" capstone and is 8' long, including both pillars and the signs between. Eighty–five percent of these signs are constructed of stone pillars with sand blasted wood signs running between the pillars. The sign dimensions for the requested variance, with the proposed sign itself at 96" wide and 72" high and then set in a large brick structure that increases the size substantially and also has that brick planter extension, would far exceed anything along the road. None of the existing signs are internally lit. In fact, one of the institutions replaced a lit sign several years ago in response to requests from neighbors.

We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any commercial-looking signs could remain at the official 3506 Gwynnbrook address, and the impact to Garrison Forest Road could be minimized.

Thank you for your attention to this matter.

Sincerely Yours,

Henry Hillen Jenkins, II

Henry Hillen Jenkins II

PROTESTANT'S

EXHIBIT NO. 7 along with Petition

BW 11/30
07-475-A

Anne Baetjer Jenkins

12427 Park Heights Avenue

Owings Mills, MD 21111

RECEIVED
NOV 30 2007
BY:_____

William J. Wiseman III, Zoning Commissioner

401 Bosley Avenue

Towson MD 21204

November 28, 2007

Dear Mr. Wiseman,

As a resident of the Garrison Forest Road community, it has come to my attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the west side of Garrison Forest Road, 30' north of Walnut Avenue.

I oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. Any sign on Garrison Forest Road should be in keeping with the character, appearance and dimensions of the signs of other institutions on this country road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We believe that the sign should blend in with the overall look of our community.

Within both the immediate and expanded Garrison Forest Road corridor, there are two existing institutional signs and five neighborhood signs. The average pillar size runs 2' - 3' high with a 3" capstone and is 8' long, including both pillars and the signs between. Eighty–five percent of these signs are constructed of stone pillars with sand blasted wood signs running between the pillars. The sign dimensions for the requested variance, with the proposed sign itself at 96" wide and 72" high and then set in a large brick structure that increases the size substantially and also has that brick planter extension, would far exceed anything along the road. None of the existing signs are internally lit. In fact, one of the institutions replaced a lit sign several years ago in response to requests from neighbors.

We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any commercial-looking signs could remain at the official 3506 Gwynnbrook address, and the impact to Garrison Forest Road could be minimized.

Thank you for your attention to this matter.

Sincerely Yours,

Anne Baetjer Jenkins

Anne Baetjer Jenkins

BW
11-30-07

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, *Fax:* 410 296-5409

November 27, 2007

William J. Wiseman, III
Zoning Commissioner
401 Bosley Avenue
Towson MD 21204

RE: Case # 7-475-A

Dear Commissioner Wiseman:

I am writing to express opposition to the variance request to allow a larger-than-permitted sign at the entrance of the Associated Jewish Charities site on Garrison Forest Road. Many of our members who live in the area are concerned about the design, primarily the large size, the urban appearance, and the proposed lighting. The VPC does not believe the design is in keeping with the rural character of the neighborhood.

I understand from David Karceski that he will have an alternate concept to propose at the hearing on 11/30. Although I asked for an advance copy, he informed me that the drawing will not be ready until the actual time of the hearing. This is most unfortunate and rather inconsiderate, especially in light of the fact that the first hearing was postponed without notice and there have been several months to develop a revised concept. The VPC and the community would have appreciated the opportunity to review any changes.

I am unable to attend the hearing on 12/3, but I hope you will take our concerns into consideration. We urge you to deny the request for a variance.

Sincerely,

Teresa Moore

Teresa Moore
Executive Director

Bill Wiseman - Letter in opposition to proposed JCC sign on Garrison Forest Road

From: "Trish Deford" <tdeford@comcast.net>
To: <wwiseman@baltimorecountymd.gov>
Date: 11/26/07 3:02 PM
Subject: Letter in opposition to proposed JCC sign on Garrison Forest Road
CC: <jsmith@baltimorecountymd.gov>, <Moorevpc@comcast.net>

Mr.William J. Wiseman, III, Zoning Commissioner November 26, 2007
401 Bosley Avenue,
Towson MD 21204

Dear Mr. Wiseman,

We are concerned members of the Garrison Forest Road community. Together with our neighbors, we value the quiet, residential nature of our community and hope to keep it that way. Recently, it has come to our attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the West side of Garrison Forest Road, 30 feet North of Walnut Avenue.

We oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. If the entrance off of Garrison Forest Road requires a sign, it should be in keeping with the character, tone and dimensions of the other institutions with signs on the neighborhood road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We would look for the composition to help it blend into our community, as do the signs for the Ruxton and Garrison Forest Schools.

Within both the immediate and expanded Garrison Forest Road corridor, there the two aforementioned existing institutional signs and five neighborhood signs . The average pillar size runs 2' - 3' high with a 3" capstone and is 8' long, including both pillars and the signs between. Eighty–five percent of these signs are constructed of stone pillars with sand blasted wood signs running between the pillars. The sign dimensions for the requested variance, with the proposed sign itself at 96" wide and 72" high and then set in a large brick structure that increases the size substantially and also has that brick planter extension, would far exceed anything along the road. None of the existing signs are internally lit. In fact, one of the institutions replaced a lit sign several years ago in response to Garrison Forest Road neighborhood complaints.

We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any "commercial" signs could remain at the official 3506 Gwynnbrook,address, and the impact to Garrison Forest Road could be minimized.
Thank you for your attention to this matter.

Sincerely,

Trish and John Deford
309 Chattolanee Hill Road
Owings Mills, MD 21117

07-475-A

BW
11/30
9AM

Mr.William J. Wiseman, III, *Zoning Commissioner*

Nov 27, 2007

401 Bosley Avenue,

Towson MD 21204

RECEIVED
NOV 28 2007
BY:_____

Dear Mr. Wiseman,

As a resident of the Garrison Forest Road community, it has come to our attention that the Jewish Community Center, *officially* located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the West side of Garrison Forest Road, 30' North of Walnut Avenue.

We oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. If the entrance off of Garrison Forest Road requires a sign, it should be in keeping with the character, tone and dimensions of the other institutions with signs on the neighborhood road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We would look for the composition to help it blend into our community, as indicated in the attached photos.

Within both the immediate and expanded Garrison Forest Road corridor, there are two existing institutional signs and five neighborhood signs . The average pillar size runs 2' - 3' high with a 3" capstone and is 8' long, including both pillars and the signs between. Eighty–five percent of these signs are constructed of stone pillars with sand blasted wood signs running between the pillars. The sign dimensions for the requested variance, with the proposed sign itself at 96" wide and 72" high and then set in a large brick structure that increases the size substantially and also has that brick planter extension, would far exceed anything along the road. None of the existing signs are internally lit. In fact, one of the institutions replaced a lit sign several years ago in response to Garrison Forest Road neighborhood complaints.

We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any "commercial" signs could remain at the official 3506 Gwynnbrook,address, and the impact to Garrison Forest Road could be minimized.

Thank you for your attention to this matter.

Sincerely,

Tracy and James Bannantine

3300 Serenity Way

Owings Mills, MD 21117-2223

From: "ringelman" <ringelman5@verizon.net>
To: <wwiseman@baltimorecountymd.gov>, <moorevpc@comcast.net>, <TRPlhardy@aol.com>
Date: 11/29/07 9:24:19 PM

Mr.William J. Wiseman, III, Zoning Commissioner
Nov 23, 2007
401 Bosley Avenue,
Towson MD 21204

Dear Mr. Wiseman,

As a resident of the Garrison Forest Road community, it has come to our attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the West side of Garrison Forest Road, 30' North of Walnut Avenue.
We oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. If the entrance off of Garrison Forest Road requires a sign, it should be in keeping with the character, tone and dimensions of the other institutions with signs on the neighborhood road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We would look for the composition to help it blend into our community, as indicated in the attached photos.
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We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any "commercial" signs could remain at the official 3506 Gwynnbrook,address, and the impact to Garrison Forest Road could be minimized.
Thank you for your attention to this matter.

Sincerely,

Paul & Elizabeth Ringelman
3318 Serenity Way
Owings Mills, MD 21117

Mr. William J. Wiseman, III

Zoning Commissioner

401 Bosley Avenue,

Towson MD 21204

November 26, 2007

RECEIVED
DEC 0 3 2007
BY:.....

Dear Mr. Wiseman,

As a resident of the Garrison Forest Road community, it has come to our attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the west side of Garrison Forest Road, north of Walnut Avenue.

We oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. If the entrance off of Garrison Forest Road requires a sign, it should be in keeping with the character, tone and dimensions of the other institutions with signs on the neighborhood road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We would look for the composition to help it blend into our community, as indicated in the attached photos.

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Thank you for your attention to this matter.

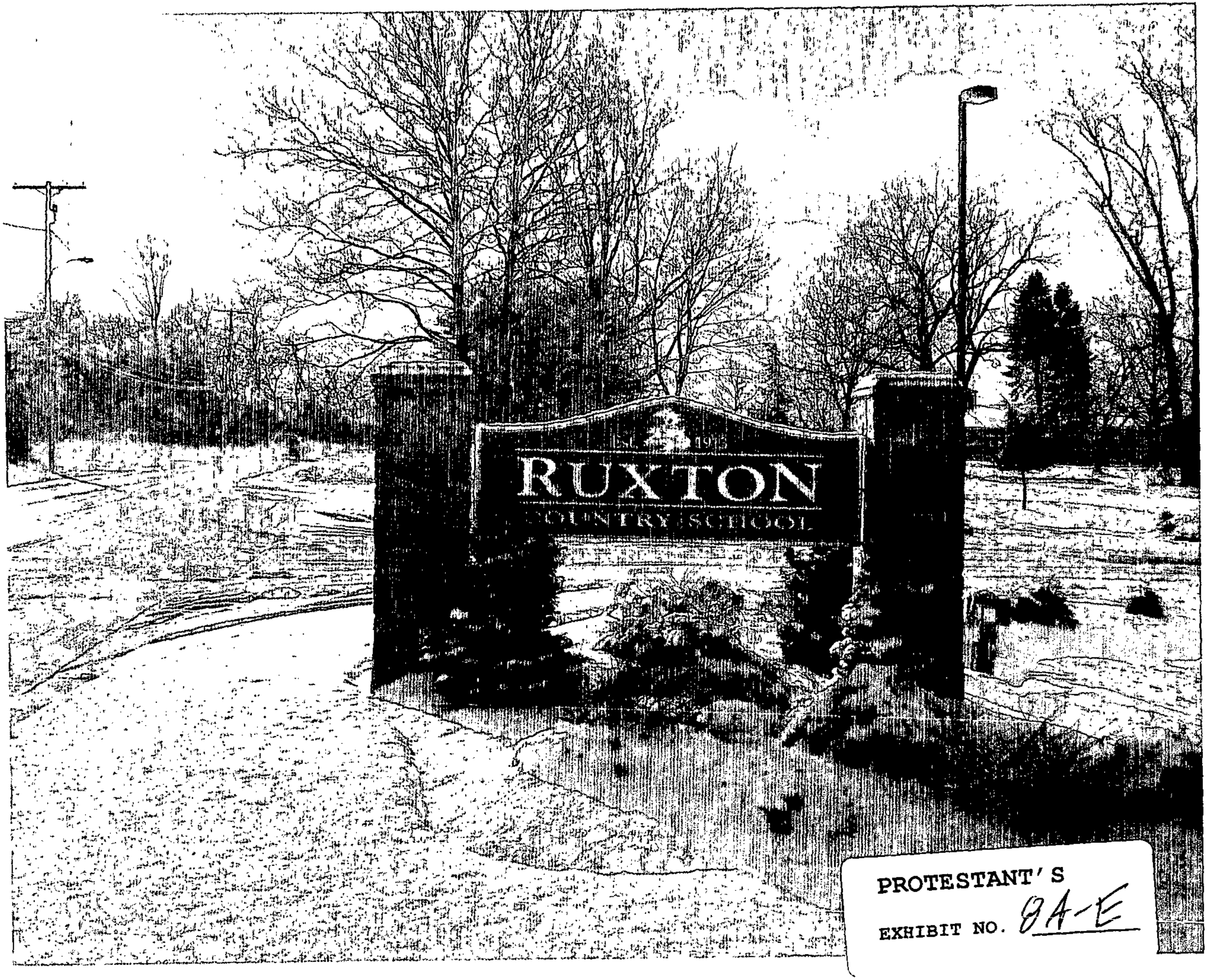
Sincerely,

Christy and David DiPietro

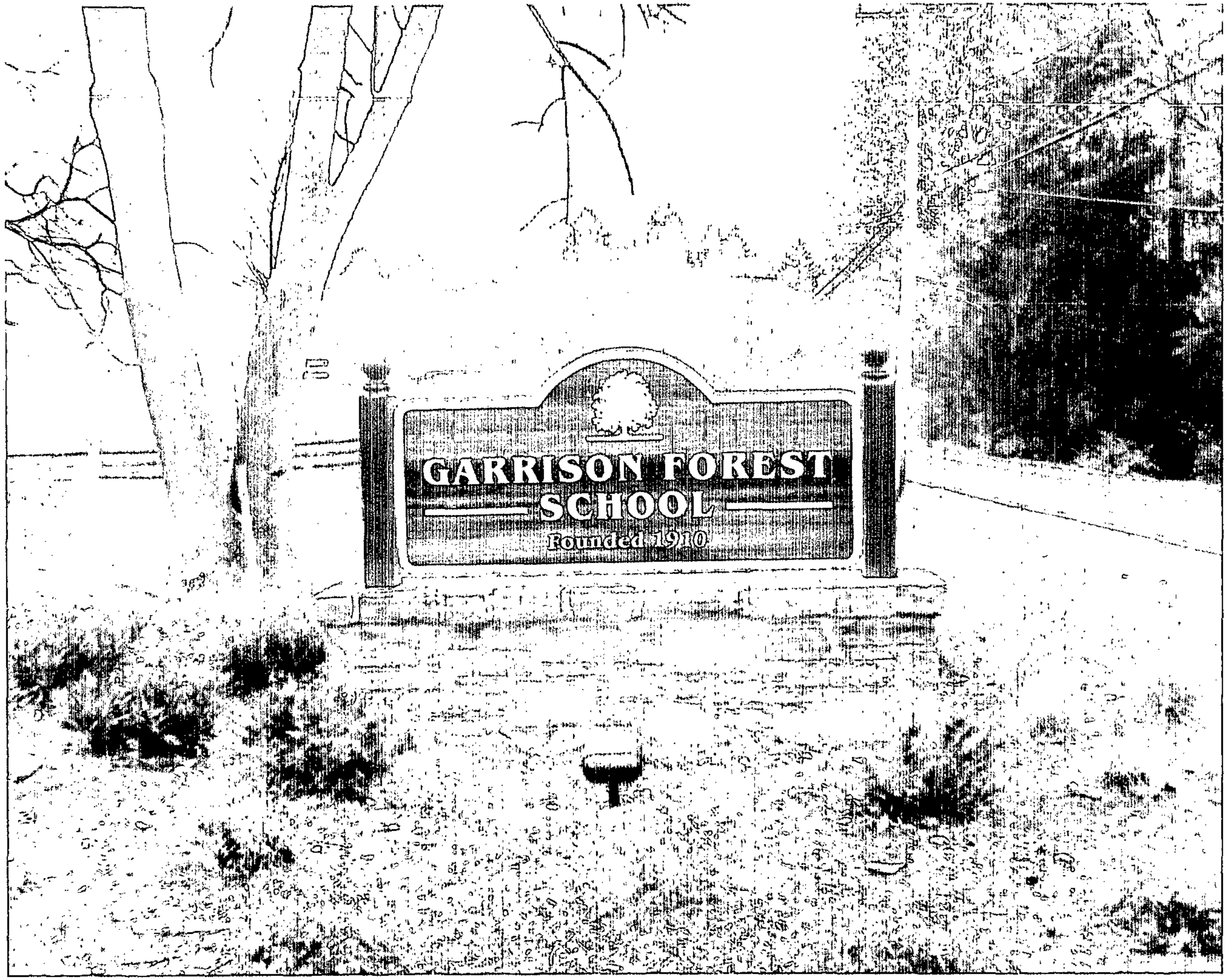
David and Christy DiPietro

10 Chittenden Lane

Owings Mills, Maryland 21117



PROTESTANT'S
EXHIBIT NO. 9A-E


GARRISON FOREST
SCHOOL
Founded 1910

THE OAKS AT
RISON FOREST

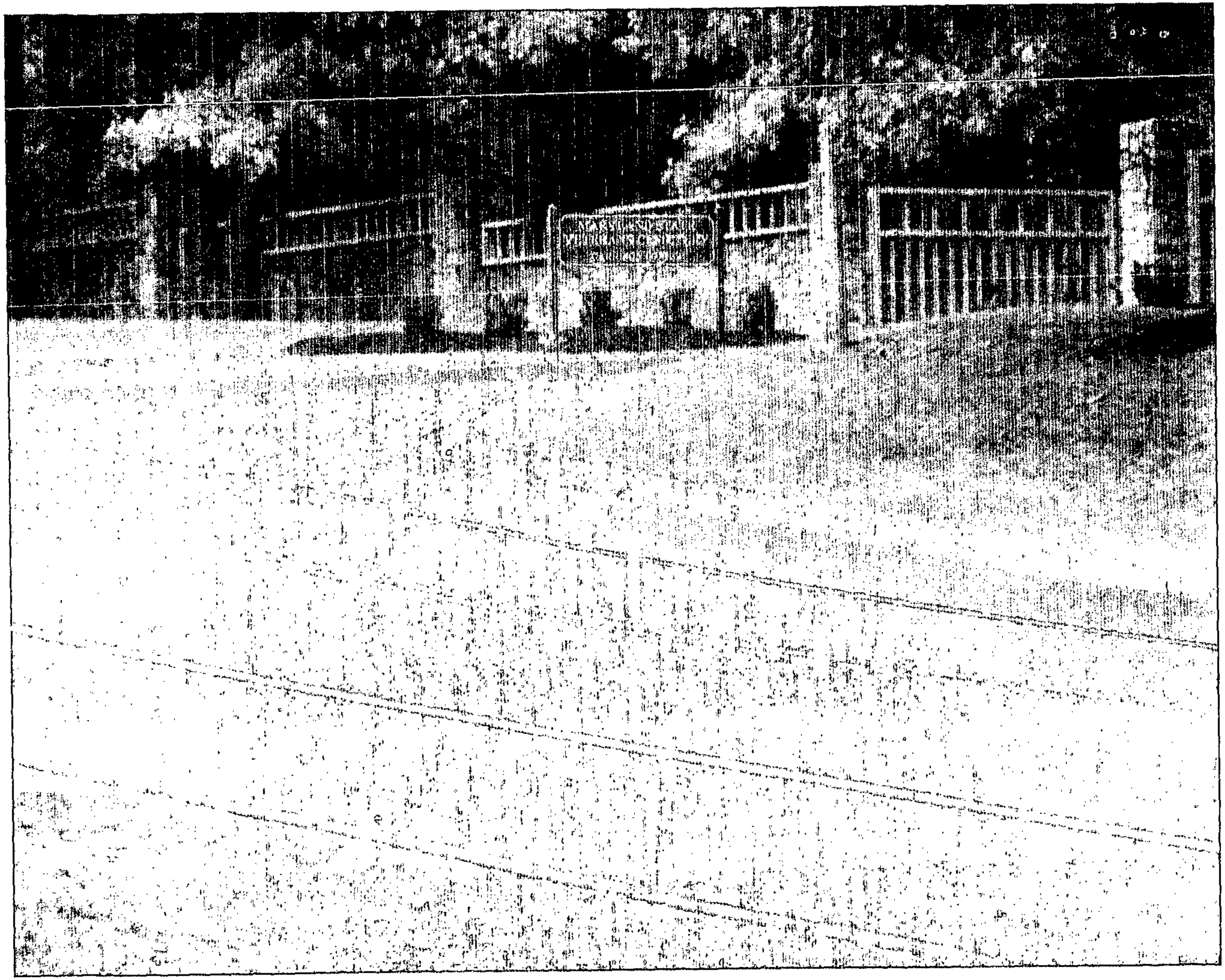
County Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204

Return Service Requested

DAVID KARCESKI, ESQUIRE
VENABLE, BAETJER & HOWARD, LLP
210 ALLEGHENY AVENUE
TOWSON, MD 21204

Stoney Creek CT
BISON FOREST



11-30-07 HEARING

Case No.: 07-475-A 3506 GWYNNBROOK AVE

JCC = Jewish Community Center also referred to as AJC - associated Jewish Charities during hearing

Exhibit Sheet

Petitioner/Developer — Protestant

No. 1	1st AMENDED SITE PLAN	PHOTOS OF GARRISON JCC FORREST ENTRANCE TO "AJC"
No. 2	RED LINED SITE PLAN TO ACCOMPANY PETITION AS AMENDED AT HEARING	PHOTO OF GWYNBROOK ENTRANCE WAY
No. 3	COMPOSITE ZONING MAP	AJC - CAMPUS MASTER PLAN (origion & date created unknown)
No. 4 PHOTO'S	A - Worthington Park Sign B - Worthington Estates Sign C - Weinberg Village (HUDD SIGN)	(*) 2nd Refinement - Development Plan for "CHI OWINGS MILLS"
No. 5	REVISED ZONING DESCRIPTION OF Property	Development Agreement 10/15/92 - between Balto. County and AJC
No. 6		Development Agreement 4/15/93 between County & AJC (Parts of Page 6 - read into record)
No. 7	(*)(*)	Petition Signed by Residents of local and others who drive past AJC on daily basis — 6 letters also Included
No. 8		PHOTO'S 8A thru 8E - SIGNS IN THE NEIGHBORING VACINITY TAKEN BY LILLA HARDY
No. 9		(*) Exhibit missing following hearing Attorney's of record contacted and exhibit return requested
No. 10		
No. 11	(*)(*)	exhibits received over objection - obviously agnitors of Petition were commenting on sign details contained on 1st site Plan (Petitioners 1) rather than reduced version (Petitioner 2)
No. 12		

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

REVISED ZONING DESCRIPTION
JEWISH COMMUNITY CENTER, WEINBERG CAMPUS
3506 GWYNNBROOK AVENUE

Beginning at a point on the west side of Garrison Forest Road, which is of varying width, at a distance of 140 feet north of Walnut Avenue, which is of varying width; thence the following courses and distances:

S 37°28'41" E, 109.34 ft.; thence with a curve to the left,
140.36 ft, with a radius of 353.99 ft.;
N 34°45'28" W, 132.58 ft.; thence
N 61°44'37" E, 134.88 ft. to the Point of Beginning

Being a part of the property that was recorded in Deed Liber 9698, Folio 33, and containing 0.36 acre. Also known as #3506 Gwynnbrook Avenue and located in the 4th Election District, 2nd Councilmanic District.

STATE OF MARYLAND
GERARD EARL KLATZ
No. 13203
PROFESSIONAL ENGINEER

11/29/07

PETITIONER'S
EXHIBIT NO. 5

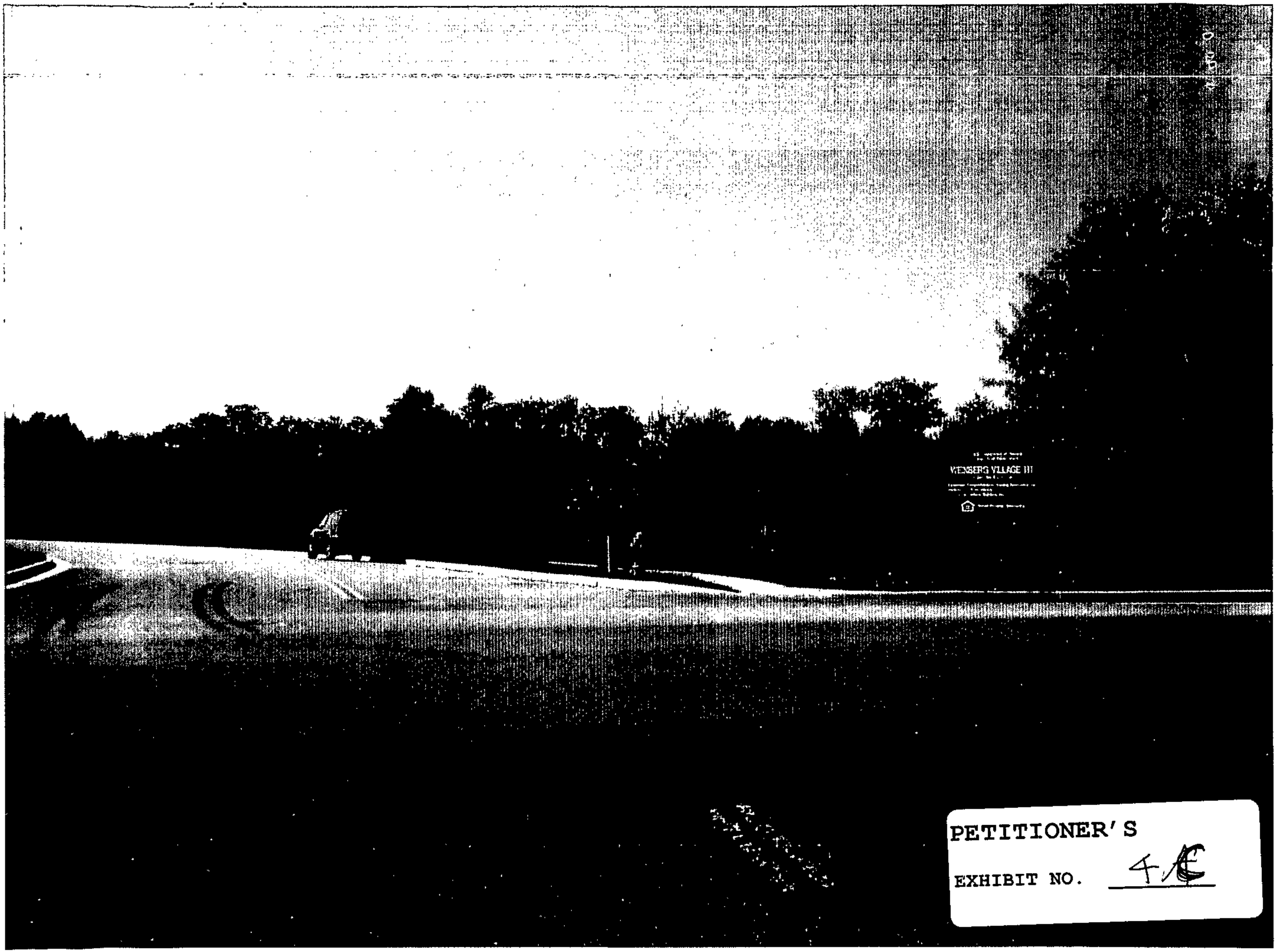
2835 Smith Avenue, Suite G Baltimore, Maryland 2
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

PETITIONER'S

EXHIBIT NO. 9A

PETITIONER'S

EXHIBIT NO. 4B



PETITIONER'S

EXHIBIT NO. 4E

11-30-07 HEARING

Case No.: 07-475-A 3506 GWYNNBROOK AVE

JCC = Jewish Community Center also referred to as AJC - associate Jewish Charities during hearing

Exhibit Sheet

Petitioner/Developer | Protestant

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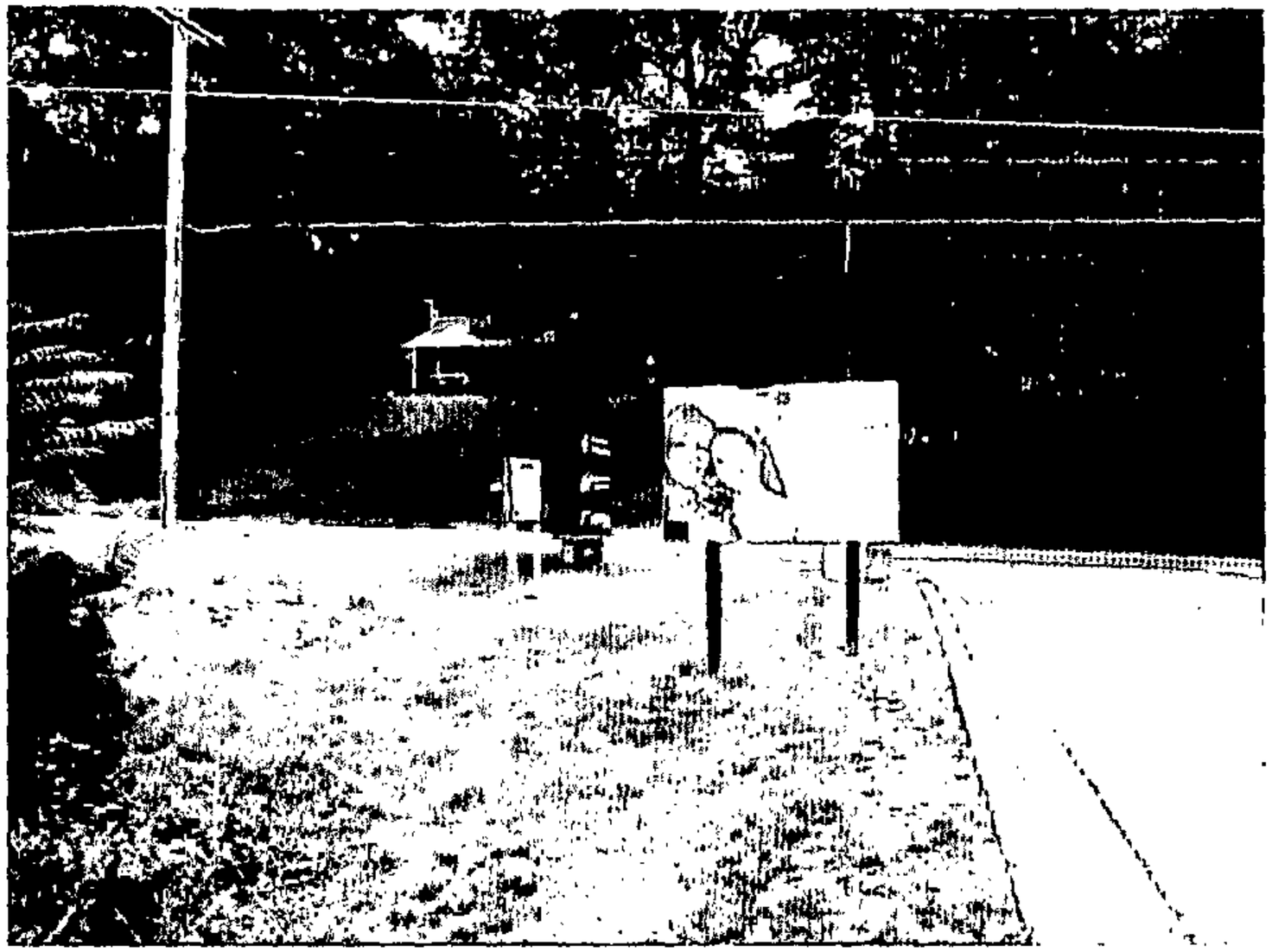
No. 10		
No. 11	(*)(*)	exhibits received over objection - obviously signitors of Petition were commenting on sign details contained on 1st site Plan (Petitioners 1) rather than reduced version (Petitioner 2)
No. 12		

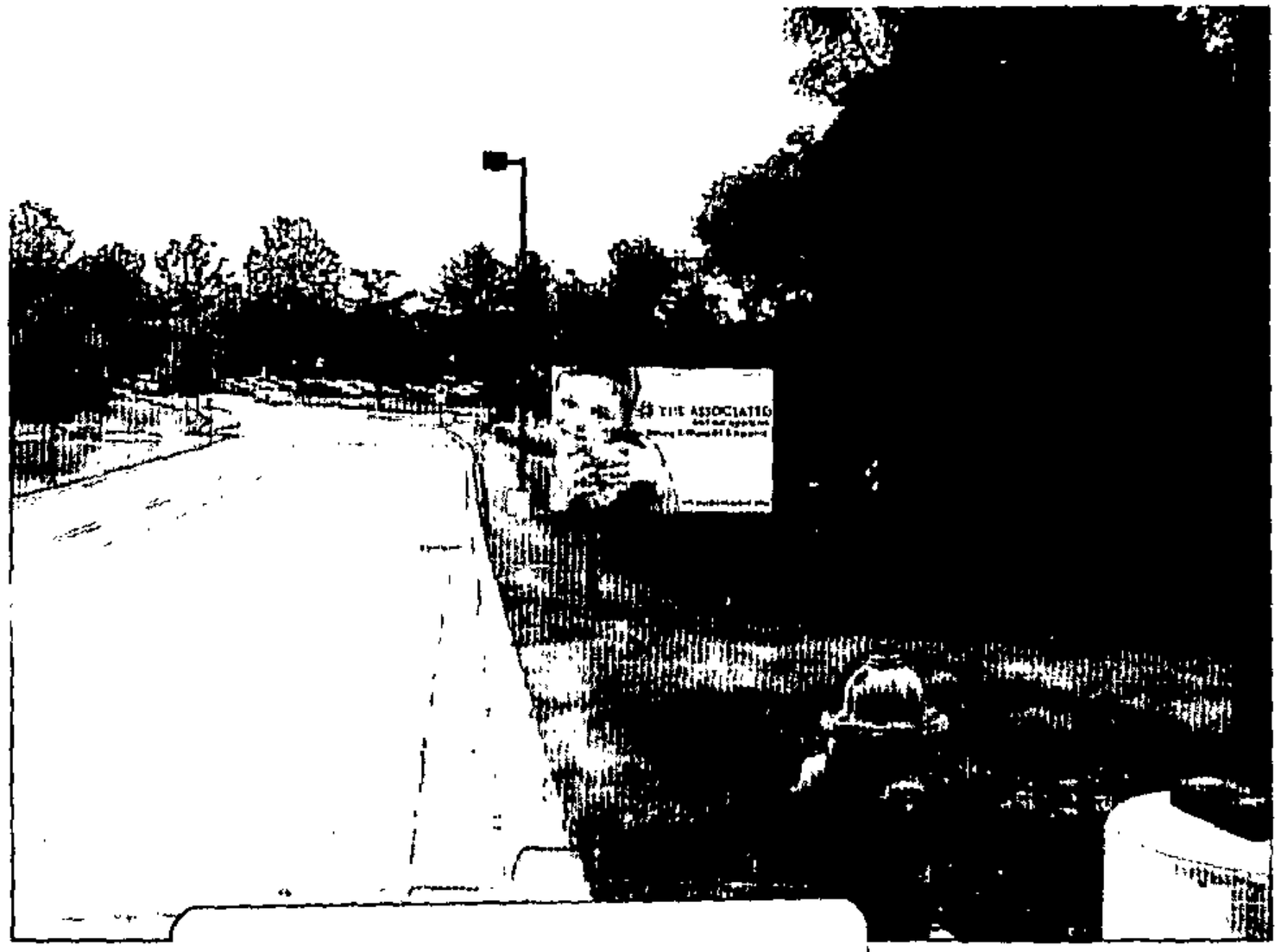
AJC signs at Garrison Forest Entrance

Photos taken 7/25/07

PROTESTANT'S

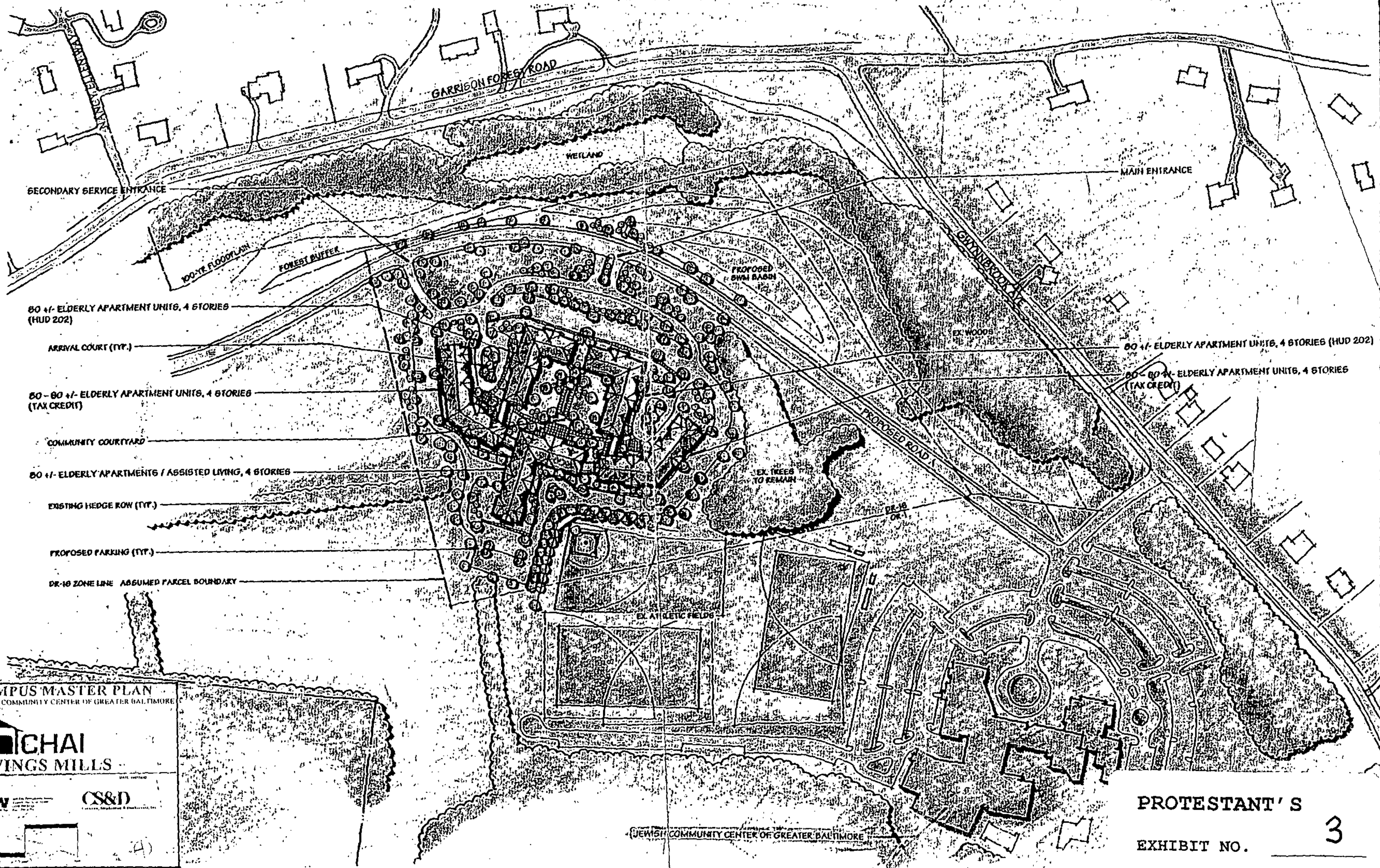
EXHIBIT NO. 1





Signs at AJC Entrance on Gwynnbrook

PROTESTANT'S
EXHIBIT NO. 2



PROTESTANT'S

EXHIBIT NO. 3

APPEAL

Petition for Variance
3506 Gwynnbrook Avenue
W/S Garrison Forest Rd., 30' N Walnut Avenue
4th Election District – 2nd Councilmanic District
Legal Owner: Associated Jewish Charities of Baltimore

Case No.: 07-475-A

✓Petition for Variance (April 17, 2007)

✓Zoning Description of Property

✓Notice of Zoning Hearing (August 29, 2007)

✓Certification of Publication (The Jeffersonian – September 25, 2007)

✓Certificate of Posting (September 23, 2007) by Robert Black

✓Entry of Appearance by People's Counsel (May 4, 2007)

✓Petitioner(s) Sign-In Sheet – 3 Sheets

Protestant(s) Sign-In Sheet – None

✓Citizen(s) Sign-In Sheet – 3 Sheets

✓Zoning Advisory Committee Comments

✓Petitioners' Exhibit
See Attached Exhibit Sheet

✓Protestants' Exhibits:
See Attached Exhibit Sheet

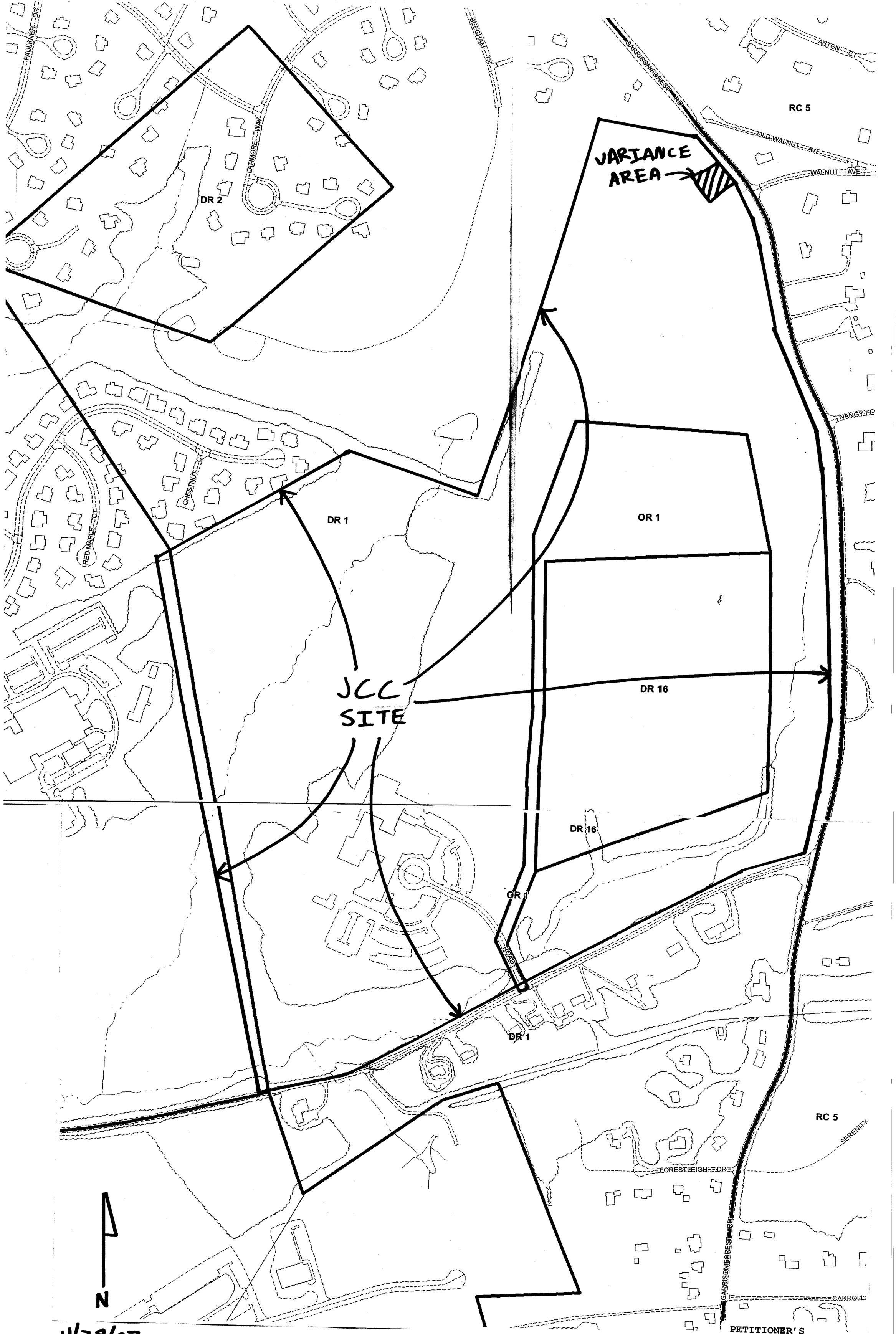
✓Miscellaneous (Not Marked as Exhibit)
✓1. Entry of Appearance from Michael Davis & David Karceski
✓2. Letter of opposition from Valleys Planning Council, Inc. (6-27-07)

✓Zoning Commissioner's Order (GRANTED – June 24, 2008)

✓Notice of Appeal received on July 21, 2008 from Michael McCann

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner
Timothy Kotroco, Director of PDM
Ben Gershowitz, 5750 Park Heights Ave., Baltimore 21215
Mark Smolarz, 101 W. Mount Royal Avenue, Baltimore 21201
Richard Matz, 2835 Smith Avenue, Ste. G, Baltimore 21209
Michael McCann, 118 W. Pennsylvania Avenue, Towson 21204
Sarah Eastman, 533 Garrison Forest Road, Owings Mills 21117
Karen Luchinsky, 10 Valleys Crest Court, Owings Mills 21117
Mr. & Mrs. Hardy, 12330 Garrison Forest Road, Owings Mills 21117
Suzanne Knable, 1 Houndstooth Court, Owings Mills 21117
Nathan Rogow, 3422 Old Walnut Avenue, Owings Mills 21117
Jerry Focas, 22 W. Pennsylvania Avenue, Ste. 606, Towson 21204
Teresa Moore, P.O. Box 5402, Towson 21204

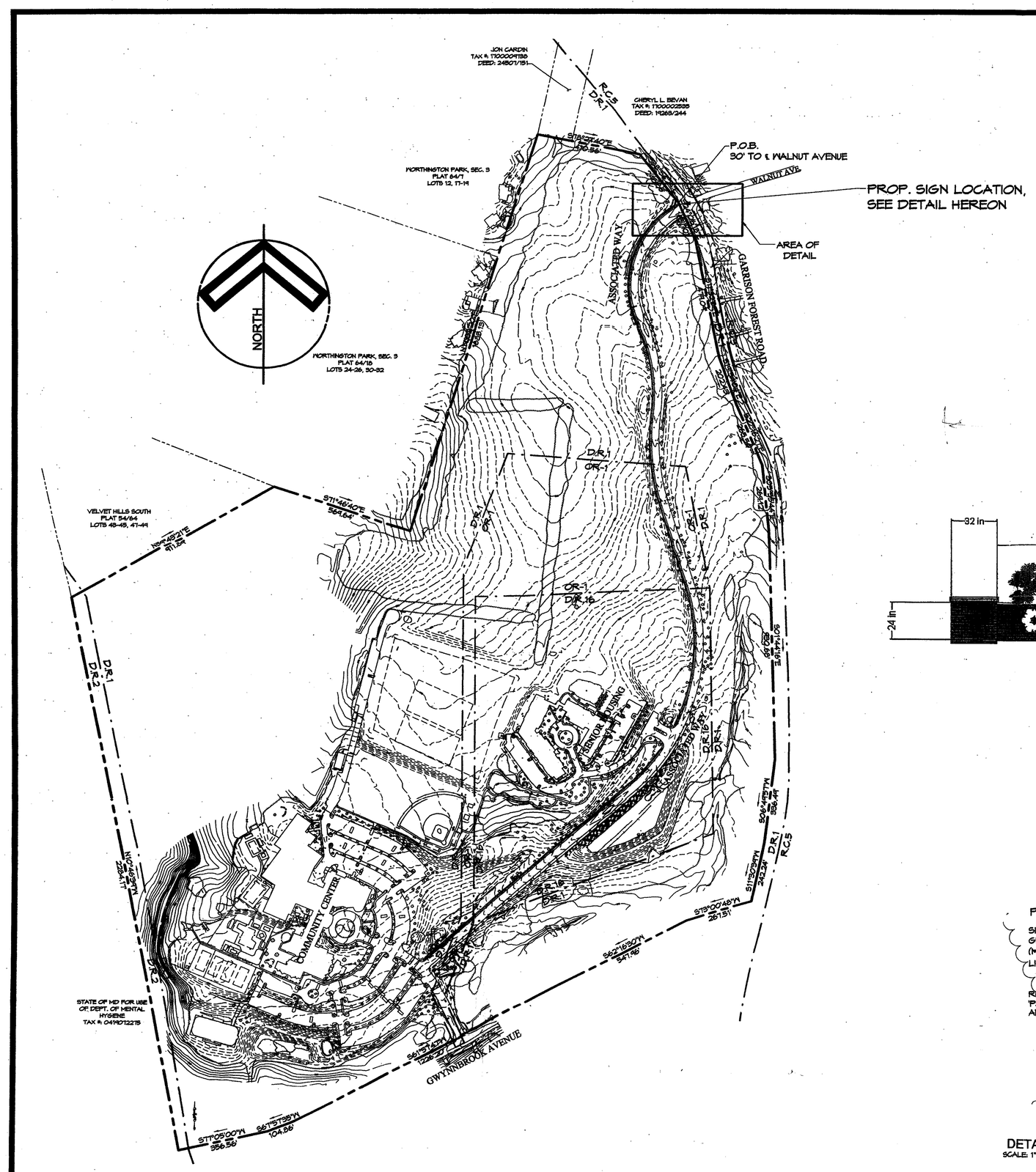
date sent September 17, 2008, klm



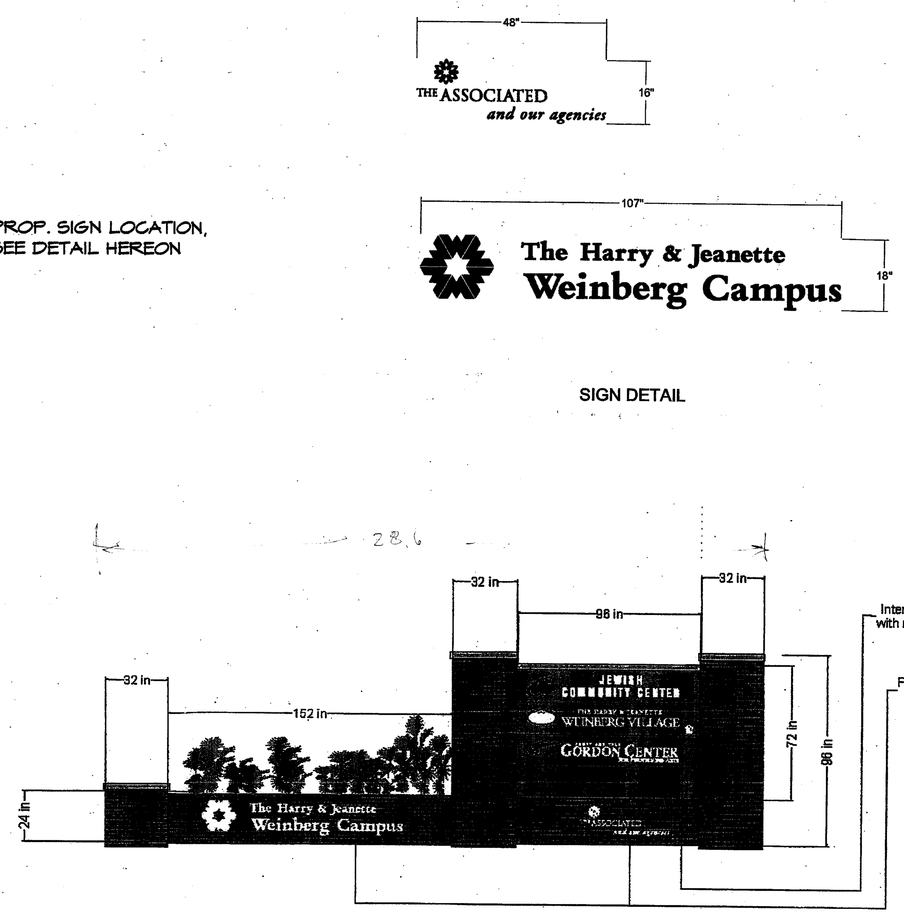
PETITIONER'S
EXHIBIT NO. 3

11/28/07
1"=200'
MAPS 58B1 AND 49B3

2006 119

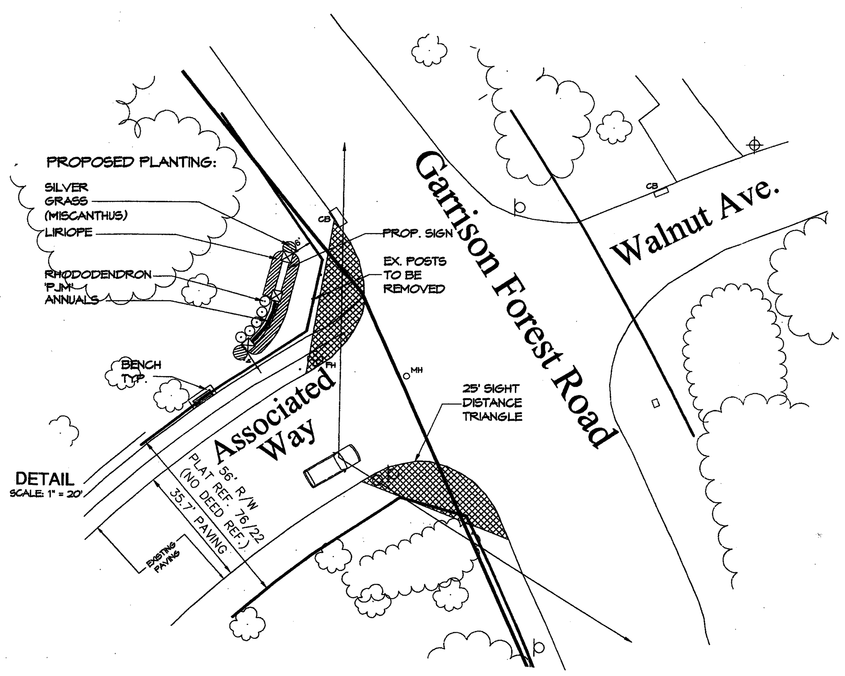


PLAN
SCALE: 1" = 200'



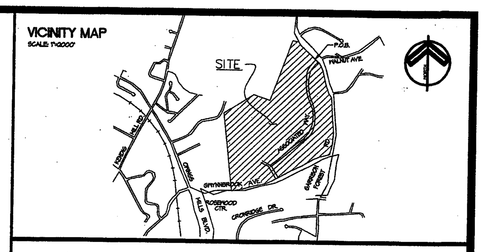
SIGN DETAIL

ELEVATION OF SIGN AT GARRISON FOREST ROAD
TOTAL SQUARE FOOTAGE OF SINGLE PROPOSED SIGN - 84.33 SQUARE FEET



DETAIL
SCALE: 1" = 20'

PETITIONER'S
EXHIBIT NO. 1



GENERAL NOTES

1. OWNER:
   ASSOCIATED JEWISH CHARITIES OF BALTIMORE
   101 MT. ROYAL AVENUE
   BALTIMORE, MD 21201

2. SITE DATA:
   TAX ACCOUNT NO. - 0416075025
   DEED REFERENCE - 9492/93
   TAX MAP NO. 49, PARCEL 247
   SITE AREA - 99.4362 AC.

3. ZONED DR-1 DR-16 AND OR-1, ZONING MAP NO. 4NE3 AND 5SE1

4. EXISTING AND PROPOSED USE: COMMUNITY CENTER AND SENIOR HOUSING

5. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

6. THERE ARE 100-YEAR FLOODPLAINS ON THIS SITE. FLOODPLAIN AREAS ARE NOT IN THE VICINITY OF THE PROPOSED SIGN.

7. THIS SITE IS NOT IN A HISTORIC SITE OR DISTRICT.

8. ZONING HISTORY: [SEE BELOW]

9. DEVELOPMENT HISTORY: [SEE BELOW]

ZONING HISTORY

1. 02-05-74: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, POOL AND/OR OTHER STRUCTURE OR LAND USE DEVOTED TO CIVIC, SOCIAL, RECREATION AND EDUCATION USES AND A SPECIAL EXCEPTION FOR A NURSERY SCHOOL GRANTED BY THE ZONING COMMISSIONER.

2. ZONING CASE #93-304-SPHXA: IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL, 1993, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 122 SQ.FT. TOTAL (ONE SIGN WITH 40 SQ.FT. AND ONE SIGN WITH 82 SQ.FT.) IN LIEU OF THE PERMITTED 25 SQ.FT. BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDINGS, INCLUDING SWIMMING POOLS, A VOLLEYBALL COURT, ATHLETIC FIELDS, A THEATER BUILDING, A NURSERY SCHOOL, AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL BUILDINGS AND USES, ALL IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, BE AND IS HEREBY GRANTED" AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-191-X TO NO. 74-191-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-191-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BOTH COMPLETED AND PROPOSED, AS SHOWN ON PETITIONER'S EXHIBIT NO. 1, WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF, BE AND IS HEREBY GRANTED.

3. CASE #93-170-A: IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 12TH DAY OF JANUARY, 1993, THAT A VARIANCE FROM SECTIONS 409.6.A.2 AND 409.6.A.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 328 PARKING SPACES, IN LIEU OF THE REQUIRED 484, BE AND IS HEREBY GRANTED.

4. SPIRIT AND INTENT LETTER FOR CASE #92-304-SPHXA AND #93-170-A: ON MARCH 31, 1994, A SPIRIT AND INTENT REQUEST WAS APPROVED BY JOHN L. LEWIS. THE FOLLOWING IS THE CONTENT OF THE APPROVAL LETTER: THE 24 FT. X 60 FT. BUILDING ADDITION WITH FOUR PROPOSED PARKING SPACES (AS SUBSEQUENTLY DISCUSSED WITH DEVELOPER'S ENGINEER ON MARCH 30, 1994) IS APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE APPROVED ZONING PLANS. REVISED PLANS APPROVED MARCH 30, 1994, PLANS "A" AND "B" IN CASE NUMBERS 92-304-SPHXA AND 93-170-A HAVE BEEN APPROVED.

5. CASE #99-44-SPHA: IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 28RD DAY OF OCTOBER, 1999, THAT THE PETITION FOR SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 92-304-SPHXA TO REFLECT THE PROPOSED IMPROVEMENTS TO CONFIRM THAT THE 328 PARKING SPACES PROVIDED IS SUFFICIENT TO SUPPORT THE COMMUNITY BUILDINGS OR OTHER STRUCTURES DEVOTED TO CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL USES, IN ACCORDANCE WITH SECTION 409.6.A OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) AND; TO AMEND THE PARKING VARIANCE GRANTED IN PRIOR CASE NO. 93-170-A, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR THE VARIANCE SEEKING RELIEF FROM THE B.C.Z.R. AS FOLLOWS: 1) FROM SECTION 450.4.E TO PERMIT EXISTING IDENTIFICATION SIGNS OF 41 SQ.FT. (SIGN A) AND 36 SQ.FT. (SIGN D) IN LIEU OF THE MAXIMUM ALLOWED 25 SQ.FT.; 2) FROM SECTION 450.4.F TO PERMIT TWO EXISTING IDENTIFICATION SIGNS (SIGNS A AND D) TO BE LOCATED ALONG ONE FRONTAGE; 3) FROM SECTION 450.4.G TO PERMIT EXISTING IDENTIFICATION SIGN HEIGHTS OF 7'-6" (SIGNS A AND D) AND 6'-6" (SIGN B) IN LIEU OF THE MAXIMUM ALLOWED 6' FOR EACH" AND FROM SECTION 450.A.9 TO PERMIT AN EXISTING CHANGEABLE COPY SIGN HEIGHT OF 6'-2" IN LIEU OF THE MAXIMUM ALLOWED 6' (SIGN C), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED.

6. ON FEBRUARY 6, 2007, THE ZONING OFFICE APPROVED A SPIRIT AND INTENT REQUEST FOR CASE NO. 99-44-SPHA, TO REPLACE THE FOUR EXISTING FREESTANDING SIGNS AT THE GWYNNBROOK ROAD ENTRANCE WITH ONE FREESTANDING SIGN HAVING A TOTAL SIGN AREA OF 99 SQUARE FEET AND A MAXIMUM HEIGHT OF 7'-6". THE REQUEST FOR A SECOND FREESTANDING SIGN AT THE GARRISON FOREST ROAD/ASSOCIATED WAY ENTRANCE WAS DETERMINED TO BE A MATERIAL CHANGE TO THE SITE PLAN REQUIRING A NEW VARIANCE.

DEVELOPMENT HISTORY

A GRS PLAN WAS APPROVED ON 11/29/90 (FDM NO. IV-396).
A DEVELOPMENT PLAN WAS APPROVED ON 12/10/93 (#92-245U)
A DRC LIMITED EXEMPTION WAS APPROVED ON 5/5/95 (#05-066E)
A DEVELOPMENT PLAN WAS APPROVED ON 10/20/97 (#05-064E)
A DRC REFINEMENT WAS APPROVED ON 5/5/98 (#05-066A)
A DEVELOPMENT PLAN WAS APPROVED ON 1/26/05 (FDM NO. IV-396)
A FIRST AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/29/05 (#05-053E)
A SECOND AMENDED DEVELOPMENT PLAN WAS APPROVED ON 8/13/04 (#04-204B)
A THIRD AMENDED DEVELOPMENT PLAN WAS APPROVED ON 9/2/06 (#05-106B)

PLAN TO ACCOMPANY VARIANCE PETITION

THE HARRY AND JEANETTE WEINBERG CAMPUS

3506 GWYNNBROOK AVENUE
2ND COUNCILMANIC DISTRICT/4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE (IN FEET)
1 inch = 200 ft.

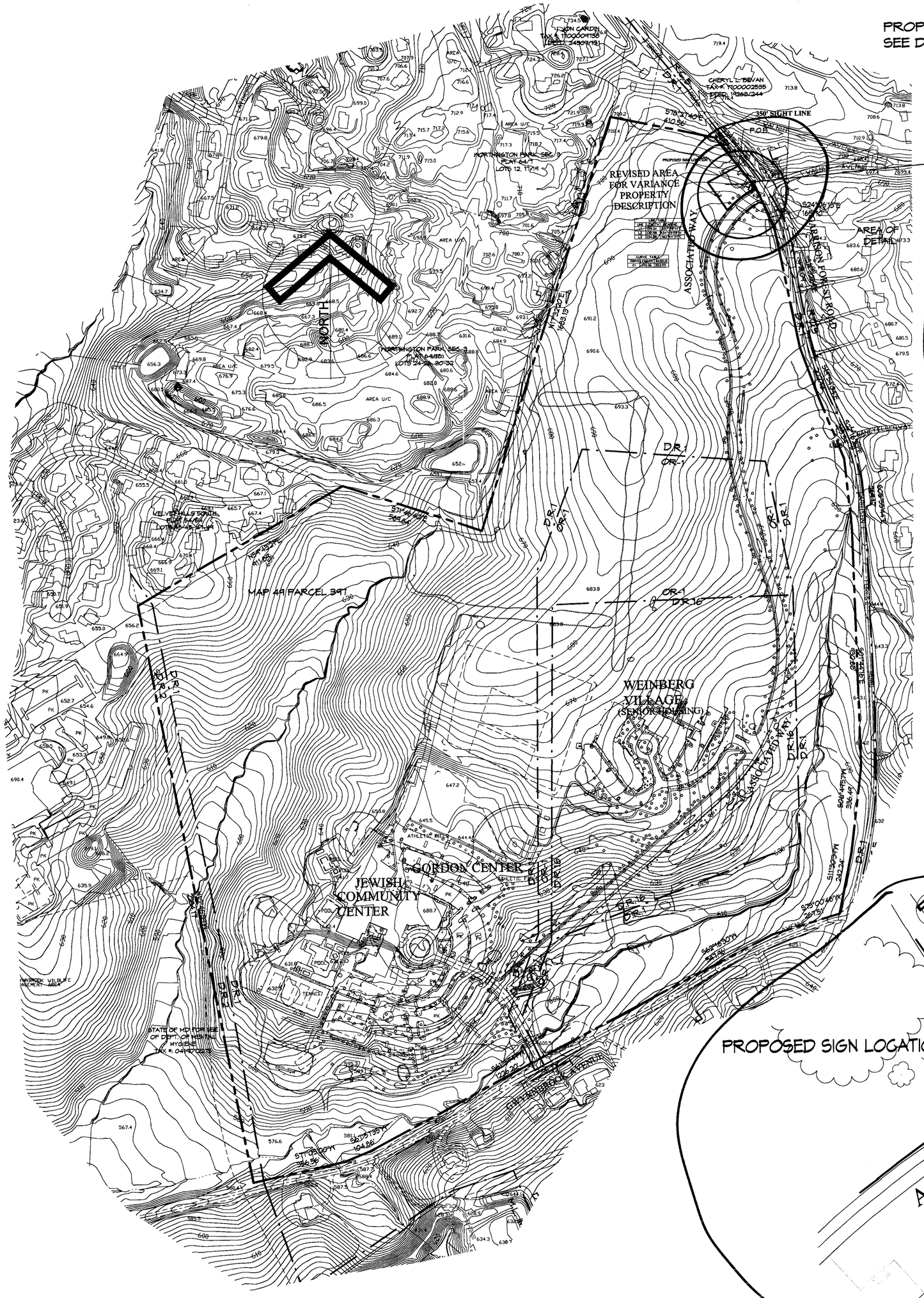
Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 13291
7/5/07

SCALE:	AS SHOWN
DATE:	7/5/2007
JOB NO.:	2006119
DESIGNED:	TNW
DRAWN:	LBF
CHECKED:	JMF
FILE:	2006119 NEW ZON 062306.dwg
DRAWING NUMBER:	ZON-1
SHEET	1 OF 1

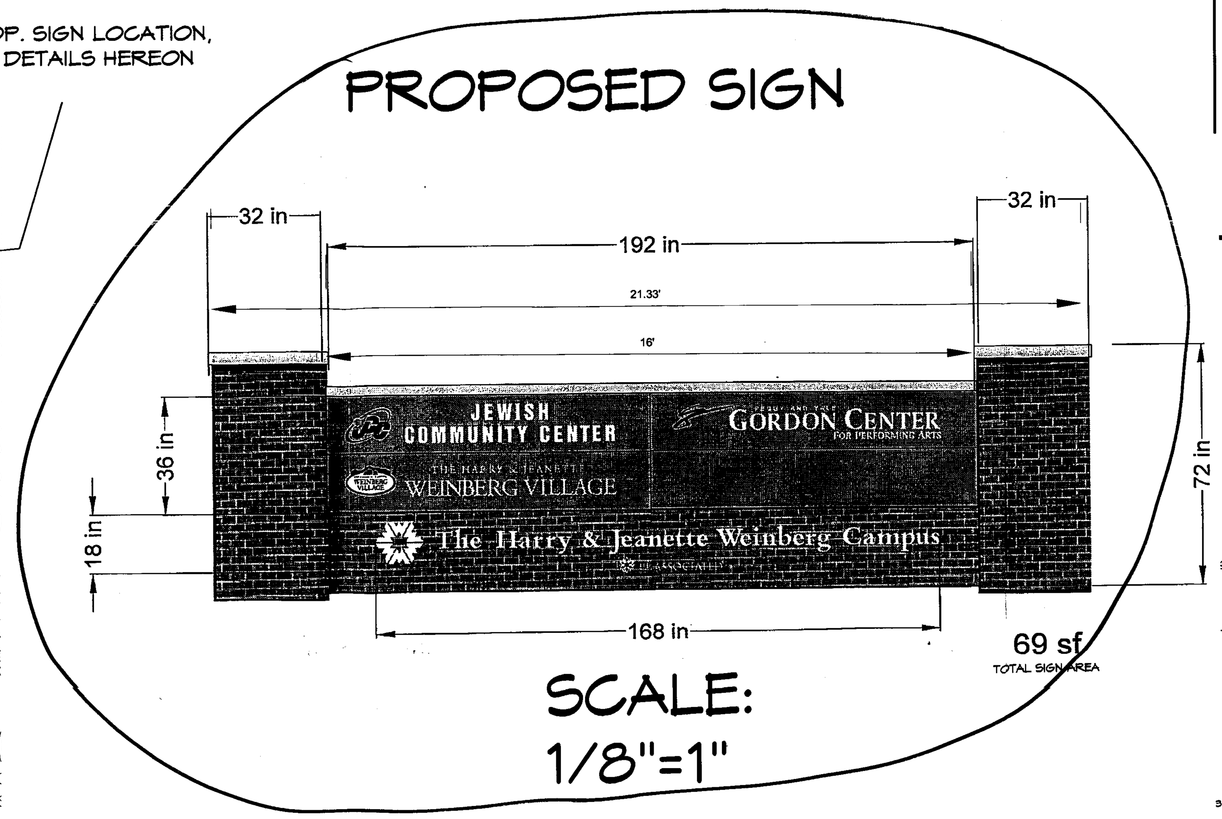
NO.	DATE	REVISIONS:	BY

07475-A
REVISED

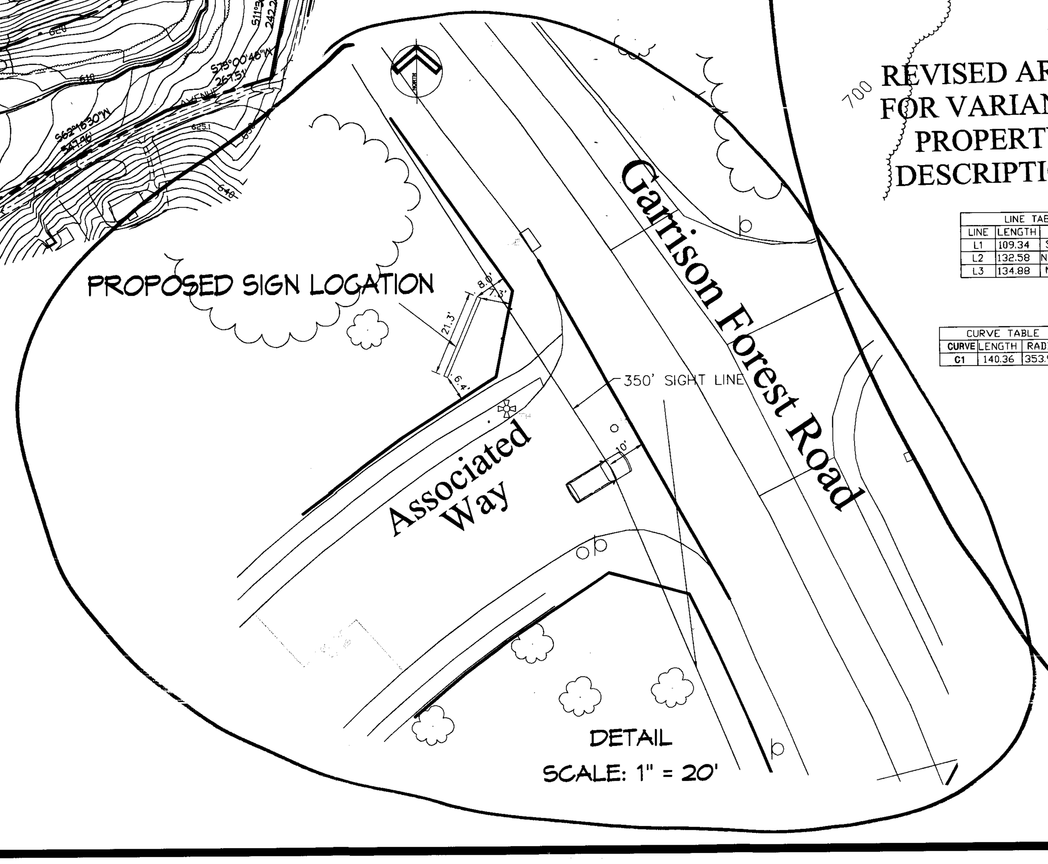


PLAN
SCALE: 1" = 200'

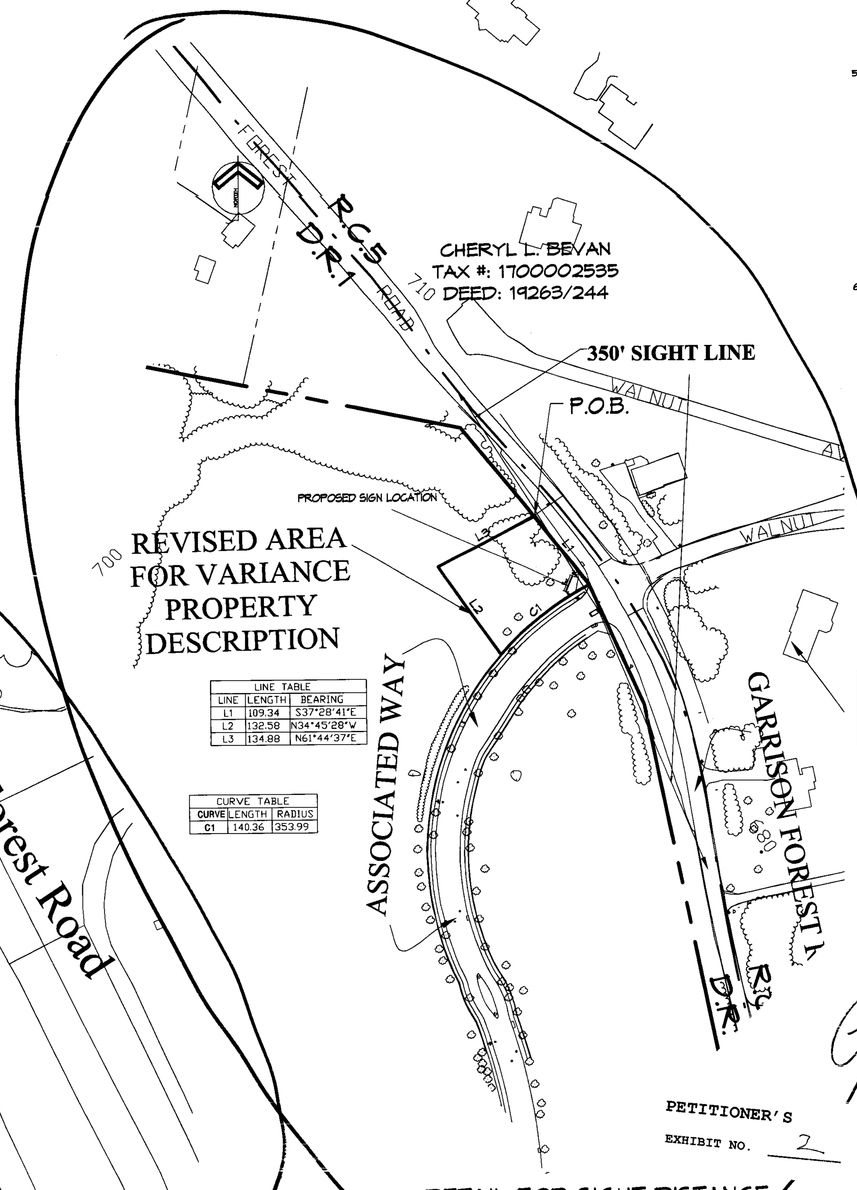
PROPOSED SIGN



SCALE:
1/8"=1"



DETAIL
SCALE: 1" = 20'



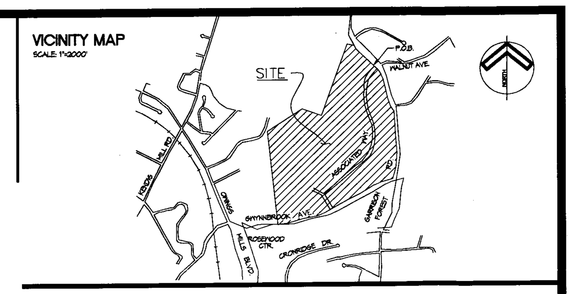
LINE TABLE		
LINE	LENGTH	BEARING
L1	109.34	S37°28'41"E
L2	132.58	N34°45'28"W
L3	134.88	N61°44'37"E

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	140.36	353.99

DETAIL FOR SIGHT DISTANCE
SCALE: 1" = 100'

PETITIONER'S EXHIBIT NO. 2

VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES

1. OWNER:
   ASSOCIATED JEWISH CHARITIES OF BALTIMORE
   101 MT. ROYAL AVENUE
   BALTIMORE, MD 21201
   TAX ACCOUNT NO. - 0416075025 DEED REFERENCE - 4646/33 PLAT REFERENCE- N/A
   TAX MAP NO. 49, PARCEL 247 SITE AREA - 49.4362 AC. (PER SDAT)
2. ZONED DR-1 DR-16 AND OR-1, ZONING MAP NO. 49B3 AND 5B61
3. EXISTING AND PROPOSED USE: COMMUNITY CENTER, SENIOR HOUSING, AND PERFORMING CENTER
4. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
5. THERE ARE 100-YEAR FLOODPLAINS ON THIS SITE. FLOODPLAIN AREAS ARE NOT IN THE VICINITY OF THE PROPOSED SIGN.
6. THIS SITE IS NOT IN A HISTORIC SITE OR DISTRICT.

ZONING HISTORY

02-08-74: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, POOL AND/OR OTHER STRUCTURE OR LAND USE DEVOTED TO CIVIC, SOCIAL RECREATION AND EDUCATION USES AND A SPECIAL EXCEPTION FOR A NURSERY SCHOOL GRANTED BY THE ZONING COMMISSIONER.

1. ZONING CASE #82-304-SPHXA: IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL, 1982, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 132 SQ.FT. TOTAL (ONE SIGN WITH 40 SQ.FT. AND ONE SIGN WITH 92 SQ.FT.) IN LIEU OF THE PERMITTED 25 SQ.FT., BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDINGS, INCLUDING SWIMMING POOLS, A VOLLEYBALL COURT, ATHLETIC FIELDS, A THEATER BUILDING, A NURSERY SCHOOL, AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL BUILDINGS AND USES, ALL IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, BE AND IS HEREBY GRANTED" AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-151-X TO NO. 74-151-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-151-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BOTH COMPLETED AND PROPOSED, AS SHOWN ON PETITIONER'S EXHIBIT NO. 1, WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF, BE AND IS HEREBY GRANTED.
2. CASE #93-170-A: IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 12TH DAY OF JANUARY, 1993, THAT A VARIANCE FROM SECTIONS 409.6.A.2 AND 409.6.A.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 329 PARKING SPACES, IN LIEU OF THE REQUIRED 489, BE AND IS HEREBY GRANTED.
3. SPIRIT AND INTENT LETTER FOR CASE #92-304-SPHXA AND #93-170-A: ON MARCH 31, 1994, A SPIRIT AND INTENT REQUEST WAS APPROVED BY JOHN L. LEWIS. THE FOLLOWING IS THE CONTENT OF THE APPROVAL LETTER: THE 24 FT. X 60 FT. BUILDING ADDITION WITH FOUR PROPOSED PARKING SPACES (AS SUBSEQUENTLY DISCUSSED WITH DEVELOPER'S ENGINEER ON MARCH 30, 1994) IS APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE APPROVED ZONING PLANS. REVISED PLANS APPROVED MARCH 30, 1994, PLANS "A" AND "B" IN CASE NUMBERS 92-304-SPHXA AND 93-170-A HAVE BEEN APPROVED.
4. CASE #95-44-SPHA: IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 23RD DAY OF OCTOBER, 1995, THAT THE PETITION FOR SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 92-304-SPHXA TO REFLECT THE PROPOSED IMPROVEMENTS TO CONFIRM THAT THE 399 PARKING SPACES PROVIDED IS SUFFICIENT TO SUPPORT THE COMMUNITY BUILDINGS OR OTHER STRUCTURES DEVOTED TO CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL USES, IN ACCORDANCE WITH SECTION 409.6.A OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) AND, TO AMEND THE PARKING VARIANCE GRANTED IN PRIOR CASE NO. 93-170-A, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR THE VARIANCE SEEKING RELIEF FROM THE B.C.Z.R. AS FOLLOWS: 1) FROM SECTION 450.4.E TO PERMIT EXISTING IDENTIFICATION SIGNS OF 41 SQ.FT. (SIGN A) AND 36 SQ.FT. (SIGN D) IN LIEU OF THE MAXIMUM ALLOWED 25 SQ.FT.; 2) FROM SECTION 450.4.F TO PERMIT TWO EXISTING IDENTIFICATION SIGNS (SIGNS A AND D) TO BE LOCATED ALONG ONE FRONTAGE; 3) FROM SECTION 450.4.G TO PERMIT EXISTING IDENTIFICATION SIGN HEIGHTS OF 7'-8" (SIGNS A AND D) AND 6'-8" (SIGN B) IN LIEU OF THE MAXIMUM ALLOWED 6' FOR EACH" AND FROM SECTION 450.4.G TO PERMIT AN EXISTING CHANGEABLE COPY SIGN HEIGHT OF 6'-2" IN LIEU OF THE MAXIMUM ALLOWED 6' (SIGN C), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED.
6. ON FEBRUARY 6, 2007, THE ZONING OFFICE APPROVED A SPIRIT AND INTENT REQUEST FOR CASE NO. 95-44-SPHA, TO REPLACE THE FOUR EXISTING FREESTANDING SIGNS AT THE GWYNNBROOK ROAD ENTRANCE WITH ONE FREESTANDING SIGN HAVING A TOTAL SIGN AREA OF 99 SQUARE FEET AND A MAXIMUM HEIGHT OF 7'-6". THE REQUEST FOR A SECOND FREESTANDING SIGN AT THE GARRISON FOREST ROAD/ASSOCIATED WAY ENTRANCE WAS DETERMINED TO BE A MATERIAL CHANGE TO THE SITE PLAN REQUIRING A NEW VARIANCE.

DEVELOPMENT HISTORY

A CRG PLAN WAS APPROVED ON 11/29/90 (FDM NO. IV-398).
A DEVELOPMENT PLAN WAS APPROVED ON 12/10/92 (#922452)
A DRC LIMITED EXEMPTION WAS APPROVED ON 5/6/96 (#05060SE)
A DEVELOPMENT PLAN WAS APPROVED ON 10/20/97 (#05060SE)
A DRC REFINEMENT WAS APPROVED ON 8/5/98 (#05093A)
A DEVELOPMENT PLAN WAS APPROVED ON 1/26/03 (FDM NO. IV-398)
A FIRST AMENDED DEVELOPMENT PLAN WAS APPROVED ON 9/24/03 (#05080SE)
A SECOND AMENDED DEVELOPMENT PLAN WAS APPROVED ON 8/12/04 (#04050MB)
A THIRD AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/2/06 (#031306B)

REDLINE PLAN

PLAN TO ACCOMPANY VARIANCE PETITION

THE HARRY AND JEANETTE WEINBERG CAMPUS

3506 GWYNNBROOK AVENUE
2ND COUNCILMANIC DISTRICT/4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

200 0 100 200 400 600
GRAPHIC SCALE (IN FEET)
1 inch = 200 ft.

FOR REDLINE
STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER
11/29/07

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY

SCALE: AS SHOWN
DATE: 11/23/07
JOB NO.: 2006119
DESIGNED: TNW
DRAWN: LBF/DSL
CHECKED: JMF
FILE: 2006119 NEW ZON 0628.dwg
DRAWING NUMBER: ZON-1
SHEET 1 OF 1

N:\SDRProjects\2006\2006119\Project Directories\CAD\Concept\Plan 02\ZON-1\2006119 NEW ZON 0628.dwg 11/29/07 11:45:56 AM EST

IN RE: **PETITION FOR VARIANCE**	*	BEFORE THE
W/S of Garrison Forest Road, 30' N of Walnut Avenue	*	ZONING COMMISSIONER
(3506 Gwynnbrook Avenue)	*	OF
4th Election District 2nd Council District	*	BALTIMORE COUNTY
Associated Jewish Charities of Baltimore	*	**Case No. 07-475-A**
Petitioner	*	

* * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner of Baltimore County for consideration of a Petition for Variance filed by Mark Smolarz, on behalf of the owner of the subject property, Associated Jewish Charities of Baltimore, by and through its attorneys, David H. Karceski, Esquire and Michael H. Davis, Esquire with Venable LLP. As originally filed, the Petitioner sought variance relief from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign with a sign face area of 89.33 square feet in lieu of the permitted 25 square feet, and to allow a sign height of 8 feet in lieu of the permitted 6 feet. At the hearing, the Petitioner amended its site plan and request to reflect a reduction in size of the proposed sign from 89.33 to 69 square feet and also withdrew its request for the height variance from the permitted 6 six feet. The subject property and amended relief requested are more particularly described on the redlined site plan, which was accepted into evidence and marked as Petitioner's Exhibit 2.

The initial hearing in this matter commenced on July 5, 2007, at which time Venable LLP entered its appearance on behalf of Associated Jewish Charities of Baltimore. The petition was originally filed by the law firm of Kramon & Graham, P.A. and its attorney, Jeffrey Scherr, Esquire. At the onset of the public hearing, Mr. Karceski informed those in attendance that an

ORDER RECEIVED FOR FILING
Date 6-24-08
By EC

amended petition for variance would be filed with a new plan depicting a revised sign detail. Teresa Moore, Executive Director for the Valleys Planning Council, and Jerry Focas, Esquire, for the Worthington Park Community Association, discussed their concerns with Mr. Karceski following Petitioner's request for a continuance. The property was again posted and a letter from this Zoning Commissioner, dated October 11, 2007, was forwarded to all parties who attended the July 5th hearing notifying them of the continued hearing date of November 30, 2007. Appearing in support of the request were David H. Karceski, Esquire and Michael H. Davis, Esquire, representing the Petitioner and its representative Ben Gershowitz, Director of Facilities; appearing as an expert witness on behalf of Associated Jewish Charities of Baltimore was Richard E. Matz, a professional engineer with Colbert Matz Rosenfelt, Inc., the engineering firm that prepared the original site plan and redlined site plan.

Michael R. McCann, Esquire represented nearby neighbors who appeared as Protestants in this matter namely, Sarah Eastman, Karen Luchinsky, Leila Hardy, and Suzanne Knable. Nathan Rogow, also residing in close proximity, appeared as an interested person. It is to be noted that a signed petition as well as individual letters were received from residents in the area expressing opposition to the request and received collectively as Protestants' Exhibit 7. Individual Protestants' letters and their testimony at the public hearing in this case can be summarized by the following list of concerns: (1) a sign at the property's entrance onto Garrison Forest Road should be ground-lit rather than the panels of the sign being internally illuminated; (2) the size of the sign and its brick construction may not be "in keeping" with other freestanding signs in the area; and (3) the sign should not have a "commercial" or "urban" appearance. In summary, these residents prefer a sign that will "blend in" with their surrounding communities. It is important to note that property owner letters submitted were based on the petition and site

Date 6-24-08 By

plan originally filed in this case as opposed to the amended redlined plan (Petitioner's Exhibit 2) that now complies with the applicable sign height limitation of 6 feet and reduces the sign's total sign face area by approximately 20 square feet. Given the location of the residential neighborhoods in which the Protestants reside, I do not take lightly their concerns or their request that the proposed sign be appropriately designed in the context of the subject property's surroundings.

Testimony and evidence revealed that the overall subject property is irregularly shaped and consists of more than 150 acres of land, split-zoned D.R.1, D.R.16, and OR-1. The property, known to the surrounding communities as the "Harry and Janette Weinberg Campus," is home to multiple separate and distinct operations, ranging from the Jewish Community Center and pre-school activities, athletic fields for field hockey, etc., a performing arts center – the Gordon Center with 300 seats, and Weinberg Village (senior housing) consisting of four buildings with a fifth structure under construction. These uses are surrounded by Gwynnbrook Avenue to the south, Walnut Avenue to the north, and Garrison Forest Road to the east, with Owings Mills Boulevard just 1/2 mile from the site in the Owings Mills area of the County. Vehicular access to this 150+ acre property and the multiple uses located on it is by way of two County public roadways, Gwynnbrook Avenue and Garrison Forest Road. A private road shown on Petitioner's Exhibit No. 2, known as "Associated Way," cuts through the property and connects to these two public roadways at the southern and northeastern portions of the campus. A review of Petitioner's Exhibit No. 2: (a) shows the location of the various uses on the property, (b) indicates the location of the existing vehicular entrance onto Garrison Forest Road, (c) confirms that the on-site uses are setback a significant distance from Garrison Forest Road, and (d) demonstrates that this setback is generous enough for the property's own private road,

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Date 6-26-08
By

Associated Way, to run between Garrison Forest Road to all of the property's existing improvements.

The campus now benefits from a freestanding identification sign installed at its Gwynnbrook Avenue entrance. The purpose of this existing sign is to make clear that all of the campus' uses, including the Weinberg Village, Jewish Community Center, and Gordon Center for Performing Arts, may be accessed by way of Gwynnbrook Avenue. For this same purpose, in the instant case, Petitioner now requests approval to install a second freestanding identification sign at the opposite end of this 150+ acre property in the location of the campus' existing Garrison Forest Road entrance. This sign will also provide direction to vehicles entering the campus from Garrison Forest Road to the property's uses not visible from this roadway. The location proposed for this sign is shown on Petitioner's Exhibit No. 2 at the connection of Associated Way to Garrison Forest Road and is labeled "PROPOSED SIGN LOCATION" on the site plan.

No County agencies issued any negative Zoning Advisory Committee (ZAC) comments in this case with regard this Petition for Variance. The Bureau of Development Plans Review submitted a ZAC comment, dated May 3, 2007, indicating that it had no comments and later issued an updated ZAC comment, dated September 17, 2007, to ensure that the sign location will not reduce site distance at this existing access point location, which I will make a condition of my approval. Additionally, the Office of Planning issued a ZAC comment offering its opinion that the proposed sign "is well within the character of the establishment and would add aesthetic value to the premises." I should note that Planning's comment is dated May 15, 2007, and, therefore based upon the review of an even larger 89.33 square foot sign detail filed with the sign plan originally filed in this case. As indicated above, the Petitioner has since reduced the height

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Date 6-12-08
By GC

and overall size of the proposed sign from 89.33 total square feet to 69 square feet, which is a 20 square foot reduction. No other County agencies provided me with ZAC comments in opposition to Petitioner's requested sign variance.

The testimony and evidence offered by Petitioner indicates that the specific need for the variance is generated by the uniqueness of the subject property. As mentioned above, the overall property is comprised of more than 150 acres of land split-zoned three different zoning classifications. A review of Petitioner's Exhibit No. 2 reveals, not only the irregular shape of the property and its split-zoning, but that, due to its large size, the campus has extensive frontage on both surrounding roadways. It is this extensive road frontage, in combination with the irregular configuration of Gwynnbrook Avenue and Garrison Forest Road around the site and the resultant limited visibility into the property, that further contribute to the uniqueness of this property.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship to the Petitioner. The portion of the property on which the signage is proposed is zoned D.R.1. Section 450.4 of the Zoning Regulations permits certain uses to install a freestanding identification sign up to 6 feet in height with a sign face area not to exceed 25 square feet per side in any zoning classification, including the D.R.1 zone. One reading of the applicable sign regulation is that each separate and distinct use on a property is entitled to its own freestanding identification sign not to exceed the requirements listed above, 6 feet in height and 25 square feet per side. This reading of the Zoning Regulations was offered in the expert opinion of Mr. Matz, Petitioner's engineer. Although this Commission was not asked to address the permissibility of allowing separate signs for separate uses, based on the testimony of Mr. Gershowitz, these uses do appear to be separate and distinct operations entitled to individual signs. Nevertheless, Petitioner, as Mr. Gershowitz

BALTIMORE COUNTY PLANNING
DATE 6-24-02
BY

testified, elected not erect separate identification signs for each use but chose instead to combine multiple uses onto one sign. Therefore, the request before me is for one sign, larger in size than the 25 square feet permitted, that would respect the 6 foot height limitation also provided in Section 450.4. If I were to strictly apply the pertinent identification sign regulation, the multiple uses on Petitioner's property would either be forced to obtain permits for individual signs or all be displayed on a single, 25 square foot sign not large enough to safely and adequately identify their presence on the property to passing motorists. Petitioner would, therefore, experience a practical difficulty or unreasonable hardship, if I were to deny the requested variance.

Having considered all of the evidence and testimony on this petition, I am persuaded to grant the requested Petition for Variance. Based on my review of the amended site plan, I find the requirements of B.C.Z.R. Section 307.1 to be satisfied. Again, I do understand and appreciate the concerns of the surrounding residential neighbors and will impose certain conditions to my order to ensure that the proposed sign is tastefully designed and, at the same time, appropriate in size to identify the multiple uses located on the property. Installation of a single sign with the proper conditions regarding the size of the sign face area, the sign's appearance, and the manner in which it will be illuminated will ensure that the sign will have absolutely no adverse impact on the surrounding properties; rather the ability to properly identify the multiple on-site uses in a tasteful manner should actually provide a benefit to the general public. To this end, my approval imposes three conditions that (1) will further limit the size of the sign face area to 60 square feet, (2) will not permit the sign to be internally illuminated, and (3) at the Protestants' request, require that the sign be clad primarily in stone on its front face and two sides. This variance, as originally filed, was for an 89 square foot sign so further reducing the face area of the sign to 60 square feet will result in a sign 29 square feet smaller in size than

ORDER RECEIVED FOR FILING
Date 6-27-03
By

the original application. With these conditions imposed, the sign at the location shown on Petitioner's Exhibit No. 2 will, in my judgment and based on the testimony and evidence offered in this case, have no adverse impact on the surrounding residential area.

Pursuant to the advertisement, posting of the property, public hearing on this Petition health, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of June, 2008, that the Petition for Variance seeking relief from Section 450.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an identification sign with a sign face area of 60 square feet, at the location shown on Petitioner's Exhibit No. 2, be and is hereby GRANTED, subject to the following restrictions:

1. The sign face area for this freestanding sign shall be limited to no more than 60 square feet. A site plan with a revised sign detail incorporating the changes imposed by this Order shall be filed as part of the sign permit application with a copy provided to counsel for Protestants.

2. The front face of the sign, not including the sign panels to be installed on the sign's front face for the uses on the property, and the two sides of this freestanding sign shall be clad primarily in stone. No brick may be used for the sign's front face or its two sides.

3. The sign may be illuminated by light fixtures installed at ground level around the base of the sign rather than by internal illumination of the sign's panels.

4. Petitioner's compliance with the September 17, 2007 Bureau of Development Plans Review ZAC comment.

5. Petitioner may apply for sign permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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 relief granted herein shall be rescinded.

CERTIFIED FOR FILING
Date 6-24-08
By

Any appeal of this decision shall be taken in accordance with Baltimore County Code Section 32-3-401.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

PROCESSED FOR FILMING
Date 6-19-18
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

June 24, 2008

David Karceski, Esquire
Michael H. Davis, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: **PETITION FOR VARIANCE**
W/S of Garrison Forest Road, 30' N of Walnut Avenue
(3506 Gwynnbrook Avenue)
4th Election District - 2nd Council District
Associated Jewish Charities of Baltimore - Petitioner
Case No. 07-475-A

Dear Messrs. Karceski and Davis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Ben Gershowitz, Director of Facilities, Associated Jewish Charities of Baltimore, 5750 Park Heights Avenue, Baltimore, MD 21215
Mark Smolarz, Associated Jewish Charities of Baltimore, 101 W. Mount Royal Avenue, Baltimore, MD 21201
Richard E. Matz, P.E. & David Loewy, Colbert, Matz & Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore, MD 21209
Michael R. McCann, Esquire, 118 West Pennsylvania Avenue, Towson, MD 21204
Sarah Eastman, 533 Garrison Forest Road, Owings Mills, MD 21117
Karen Luchinsky, 10 Valleys Crest Court, Owings Mills, MD 21117
Leila & Ridgely Hardy, 12330 Garrison Forest Road, Owings Mills, MD 21117
Suzanne Knable, 1 Houndstooth Court, Owings Mills, MD 21117
Nathan Rogow, 3422 Old Walnut Avenue, Owings Mills, MD 21117
Jerry D. Focas, Esquire, Jensen, Hassani & Focas, P.A., 22 West Pennsylvania Avenue, Suite 606, Towson, MD 21204-5005
Teresa Moore, Valleys Planning Council, P.O. Box 5402, Towson, MD 21204
People's Counsel; File; Bureau of Development Plans Review

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3506 Gwynnbrook Avenue
which is presently zoned D.R. 1

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

See attached.

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

To be presented at hearing.

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

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

Contract Purchaser/Lessee:

Name – Type or Print

Signature

Address. Telephone No.

City State Zip Code

Attorney For Petitioner:

Jeffrey Scherr, Esq.
Name – Type or Print

Signature

Kramon & Graham, P.A.
Company

One South Street, Suite 2600 410-752-6030
Address Telephone No.

Baltimore MD 21202
City State Zip Code

Legal Owner(s):

Associated Jewish Charities of Baltimore Mark Smolarz
Name – Type or Print

Signature

MARK SMOLARZ COO/CFO
Name – Type or Print

Signature

101 West Mount Royal Avenue 410-727-4828
Address. Telephone No.

Baltimore Md 21201
City State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.
COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G 410-653-3838
Address Telephone No.

Baltimore MD 21209
City State Zip Code

Case No. 07-475-A

ORDER RECEIVED FOR FILING
Date 6-24-08
By

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING
Reviewed By JF Date 4-17-07

VARIANCE PETITION ATTACHMENT – 3506 GWYNNBROOK AVENUE
(Garrison Forest Road at Associated Way)

From Section 450.4, BCZR, to permit an identification sign of 55 square feet in area in lieu of 25 square feet, and to permit a height of 8 feet in lieu of 6 feet.

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
JEWISH COMMUNITY CENTER, WEINBERG CAMPUS
3506 GWYNNBROOK AVENUE

Beginning at a point on the west side of Garrison Forest Road, which is of varying width, at a distance of 30 feet north of Walnut Avenue, which is of varying width; thence the following courses and distances:

S 24°06'13" E, 65.70 ft.;
S 11°32'59" E, 479.09 ft.;
S 19°54'04" E, 202.43 ft.;
S 22°16'27" E, 265.54 ft.;
S 05°55'44" E, 269.12 ft.;
S 01°44'16" E, 930.68 ft.;
S 06°49'57" W, 336.49 ft.;
S 11°30'39" W, 242.24 ft.;
S 73°00'48" W, 267.51 ft.;
S 62°16'30" W, 547.96 ft.;
S 61°57'47" W, 1226.20 ft.;
S 67°57'35" W, 104.86 ft.;
S 77°05'00" W, 356.56 ft.;
N 10°46'39" W, 2284.17 ft.;
N 59°43'21" E, 911.89 ft.;
S 71°46'40" E, 569.64 ft.;
N 17°32'20" E, 1683.13 ft.;
S 78°27'40" E, 410.56 ft.; thence
S 38°54'24" E, 248.86 ft. to the Point of Beginning

As recorded in Deed Liber 9698, Folio 33, and containing 99.436 acres. Also known as #3506 Gwynnbrook Avenue and located in the 4th Election District, 2nd Councilmanic District.

STATE OF MARYLAND
RICHARD EARL MATZ
No. 13203
PROFESSIONAL ENGINEER

April 17, 2007

#475

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

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: #07-475-A
3506 Gwynnbrook Avenue
W/side of Garrison Forest Road at a distance of 30 feet north of Walnut Avenue
4th Election District - 2nd Councilmanic District
Legal Owner(s): Associated Jewish Charities of Baltimore

Variance: tp permit an identification sign of 55 square feet in area in lieu of the allowed 25 square feet, and to permit a height of 8 feet in lieu of the allowed 6 feet.

Hearing: Thursday, July 5, 2007 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.

JT/6/710 June 19 139315

CERTIFICATE OF PUBLICATION

6/21, 2007

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 6/19, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

RESCHEDULED 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: # 07-475-A
3506 Gwynnbrook Avenue
W/side of Garrison Forest Road at a distance of 30 feet north of Walnut Avenue
4th Election District - 2nd Councilmanic District
Legal Owner(s): Associated Jewish Charities of Baltimore

Variance: to permit an identification sign of 89.33 square feet in area in lieu of 25 square feet, and to permit a height of 8 feet in lieu of 6 feet.

Hearing: Friday, November 30, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

TIMOTHY KOTROCO
Director

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/308 Nov. 15 155400

CERTIFICATE OF PUBLICATION

11/15/, 2007

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 11/15/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25025

DATE 4-17-07 ACCOUNT 001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: Colbert Matz Rosenfelt Inc.

FOR: 3506 Gwynnbrook Ave. ITEM # 475
Dekalb Enterprises

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTUAL DATE	TIME	REV
4/17/2007	4/17/2007	15:09:25	1

REC NUM ITEM NUM
RECEIPT # 567927 4/17/2007 OFLR
Dept 6. 521 ZONING VERIFICATION
CR NO. 023125
Recpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-475-A

Petitioner/Developer: ASSOCIATED JEWISH CHARITIES OF BALTO.

Date of Hearing/Closing: 11-30-07

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

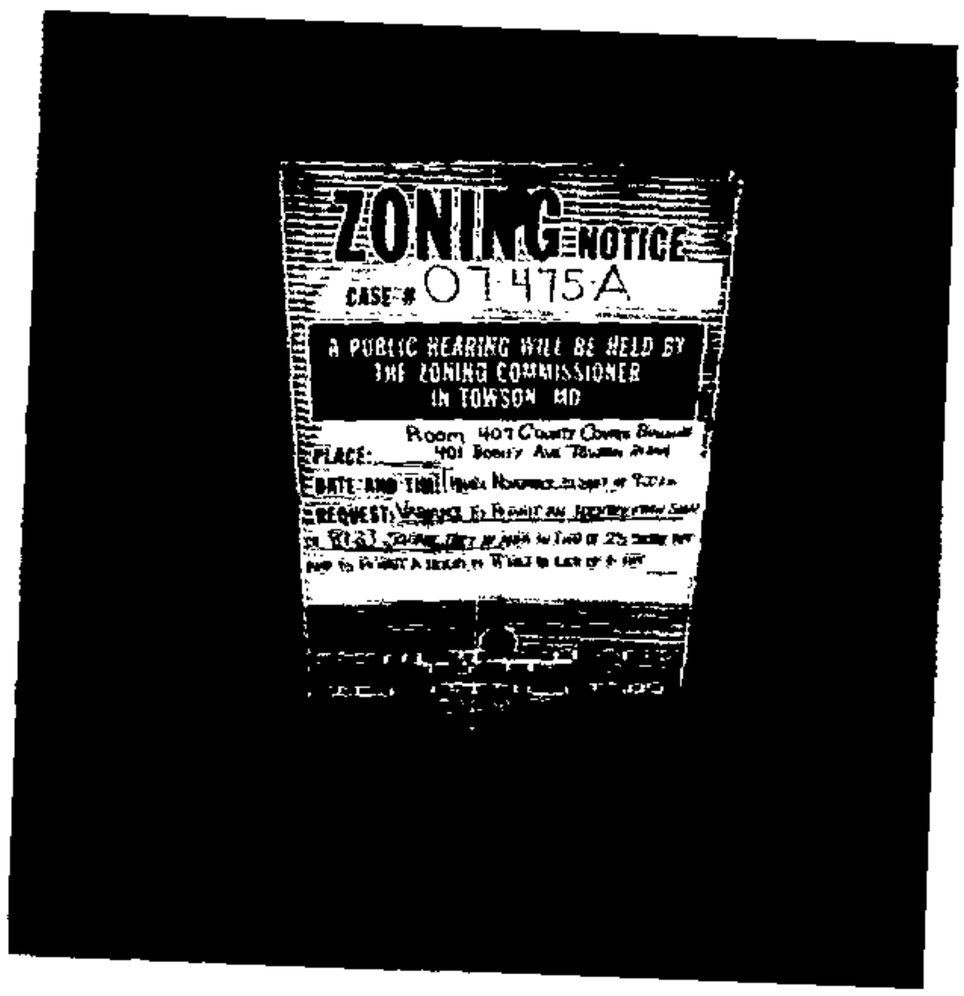
ATTN: Kristen Matthews {(410) 887-3394}

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: 3506 GWYNBROOK AVE

The sign(s) were posted on 11-15-07
(Month, Day, Year)

Sincerely,



Robert Black 11-19-07
(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)

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS
DATE: 06/15/07
Case Number: 07-475-A
Petitioner / Developer: Jeffrey Scherr,Kramon & Graham~ Mark Smolarz~Richard Matz
Date of Hearing (Closing): JULY 5, 2007

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: ON-SITE @ GARRISON FOREST ROAD OPPOSITE WALNUT AVENUE AND (one) @ 3506 GWYNNBROOK AVENUE

The sign(s) were posted on: 06/15/07

(See attached Photos)

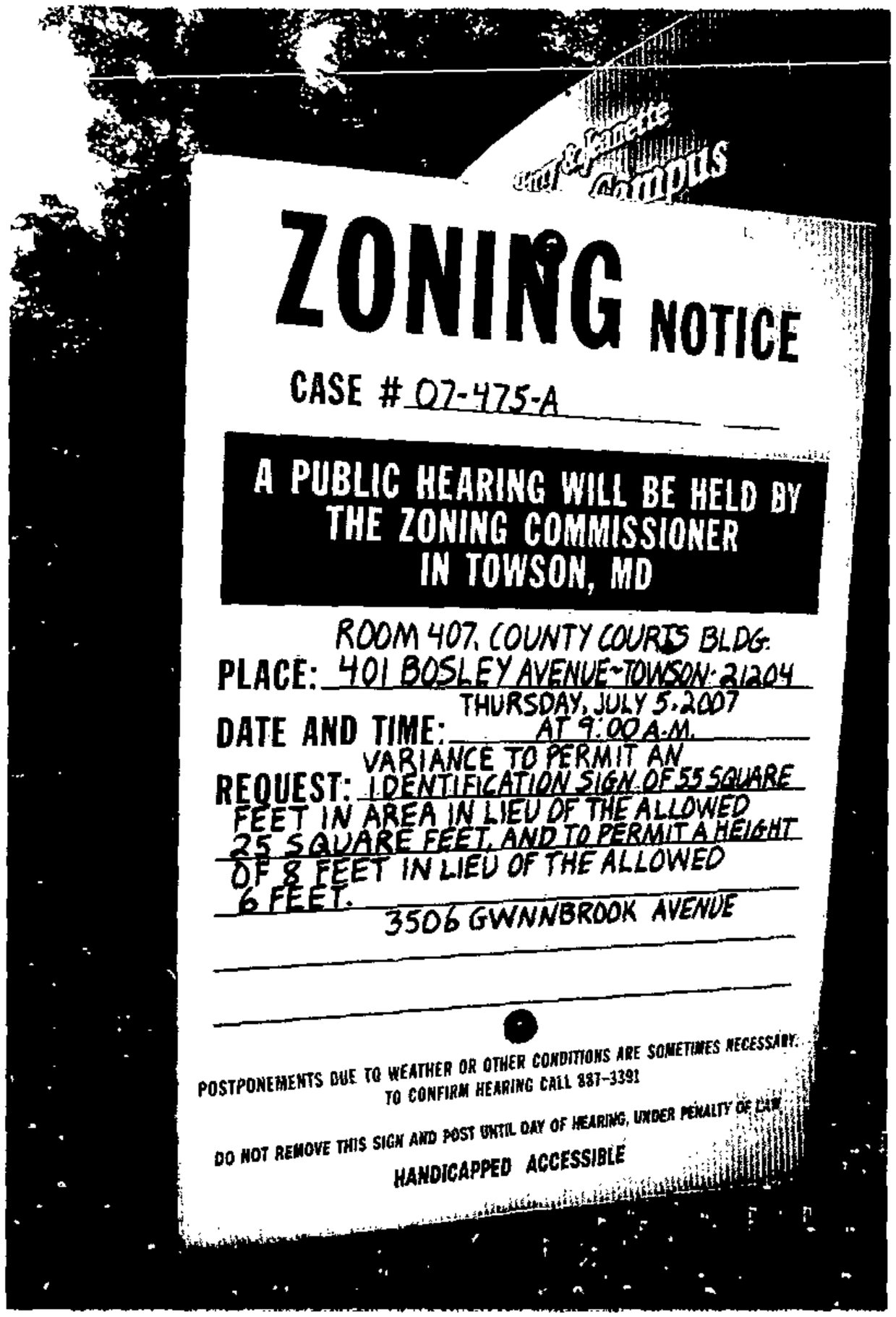
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)



ZONING NOTICE

CASE # 07-475-A

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

PLACE: ROOM 407, COUNTY COURTS BLDG. 401 BOSLEY AVENUE-TOWSON, 21204

DATE AND TIME: THURSDAY, JULY 5, 2007 AT 9:00 A.M.

REQUEST: VARIANCE TO PERMIT AN IDENTIFICATION SIGN OF 55 SQUARE FEET IN AREA IN LIEU OF THE ALLOWED 25 SQUARE FEET, AND TO PERMIT A HEIGHT OF 8 FEET IN LIEU OF THE ALLOWED 6 FEET.

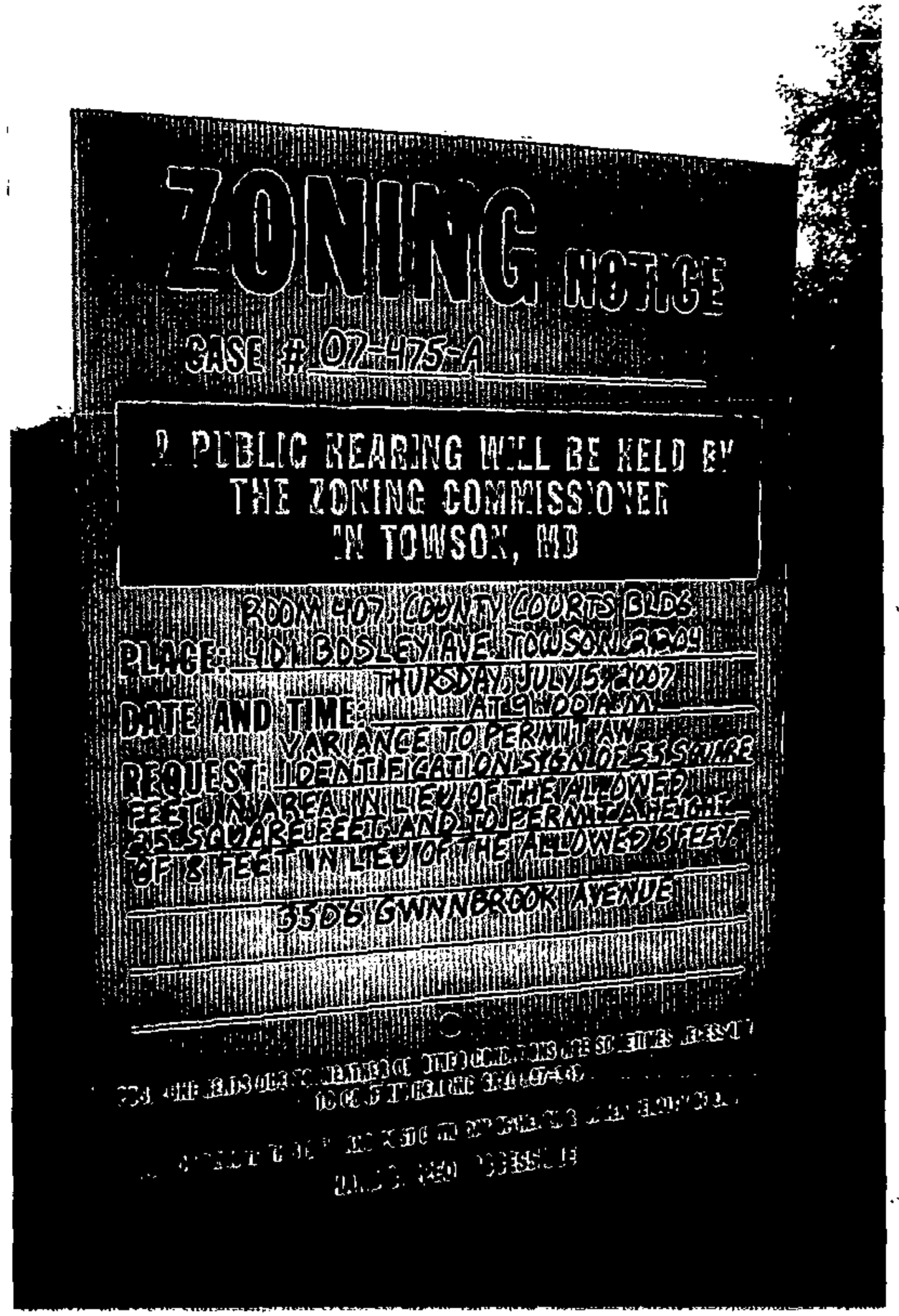
3506 GWNNBROOK AVENUE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

ON SITE @ GARRISON FOREST RD
OPPOSITE WALNUT AVENUE



ZONING NOTICE

CASE # 07-475-A

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

PLACE: ROOM 407, COUNTY COURTS BLDG. 401 BOSLEY AVE. TOWSON, 21204

DATE AND TIME: THURSDAY, JULY 5, 2007 AT 9:00 A.M.

REQUEST: VARIANCE TO PERMIT AN IDENTIFICATION SIGN OF 55 SQUARE FEET IN AREA IN LIEU OF THE ALLOWED 25 SQUARE FEET, AND TO PERMIT A HEIGHT OF 8 FEET IN LIEU OF THE ALLOWED 6 FEET.

3506 GWYNNBROOK AVENUE

3506 GWYNNBROOK AVENUE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 25,2007 Issue - Jeffersonian

Please forward billing to:
Mark Smolarz 410-727-4828
101 West Mount Royal Avenue
Baltimore, MD 21201

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: 07-475-A
3506 Gwynnbrook Avenue
W/side of Garrison Forest Road at a distance of 30 feet north of Walnut Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: Associated Jewish Charities of Baltimore

Variance to permit an identification sign of 89.33 square feet in area in lieu of 25 square feet, and to permit a height of 8 feet in lieu of 6 feet.

Hearing: Wednesday, October 10, 2007 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

May 10, 2007
TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

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: 07-475-A
3506 Gwynnbrook Avenue
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4th Election District – 2nd Councilmanic District
Legal Owners: Associated Jewish Charities of Baltimore

Variance to permit an identification sign of 55 square feet in area in lieu of the allowed 25 square feet, and to permit a height of 8 feet in lieu of the allowed 6 feet.

Hearing: Thursday, July 5, 2007 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Jeffrey Scherr, Kramon & Graham, One South Street, Ste. 2600, Baltimore 21202
Mark Smolarz, 101 West Mount Royal Avenue, Baltimore 21201
Richard Matz, 2835 Smith Avenue, Ste. G., Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JUNE 20, 2007.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 19, 2007 Issue - Jeffersonian

Please forward billing to:
Mark Smolarz
101 West Mount Royal Avenue
Baltimore, MD 21201

410-727-4828

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: 07-475-A
3506 Gwynnbrook Avenue
W/side of Garrison Forest Road at a distance of 30 feet north of Walnut Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: Associated Jewish Charities of Baltimore

Variance to permit an identification sign of 55 square feet in area in lieu of the allowed 25 square feet, and to permit a height of 8 feet in lieu of the allowed 6 feet.

Hearing: Thursday, July 5, 2007 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 ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/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: 07-475-A

Petitioner: ASSOCIATED JEWISH CHARITIES OF BALTIMORE

Address or Location: 101 WEST MOUNT ROYAL AVENUE

21201.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK SMOLARZ

Address: 101 WEST MOUNT ROYAL AVENUE

BALTIMORE, MD 21201.

Telephone Number: 410. 727-4828

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

October 2, 2007

Jeffrey Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, MD 21202

Dear Mr. Scherr:

RE: Case Number: 07-475-A, 3506 Gwynnbrook Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 17, 2007. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the *revised* plans that were submitted with your petition. All *revised* 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
Mark Smolarz 101 West Mount Royal Avenue Baltimore 21201
Richard Matz Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Suite G Baltimore 21209
David Karceski Venable LLP 210 Allegheny Avenue Towson 21204

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and Development Management

June 27, 2007

Jeffrey Scherr, Esquire
Kramon & Graham, P.A.
One South Street, Suite 2600
Baltimore, MD 21202

Dear Mr. Scherr:

RE: Case Number: 07-475-A, 3506 Gwynnbrook Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 17, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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
Associated Jewish Charities of Baltimore Mark Smolarz 101 West Mount Royal Avenue Baltimore 21201
Richard E. Matz, P.E. Colbert Matz Rosenfelt, Inc. 2835 Smith Avenue, Suite G Baltimore 21209

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 3, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For May 7, 2007
Item Nos. 07-474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 486, and 487

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-05032007.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 17, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For September 17, 2007
Item No. 07-475

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The location of the sign must be adjusted so that sight distance is not reduced from what it is now.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-475-09172007.doc

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: SEPT. 10. 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-475-A
3506 GWYNNBROOK AVENUE
WEINBURG CAMPUS PROPERTY
VARIANCE PETITION

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-475-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

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
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

May 4,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 474,475,477 and 479 through 487

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File

Martin O'Malley, *Governor*
Anthony G. Brown, *Lt. Governor*

State Highway Administration
Maryland Department of Transportation

John D. Porcari, *Secretary*
Neil J. Pedersen, *Administrator*

Date: APRIL 30, 2007

Ms. Kristen Matthews
Baltimore County Office Of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 7-475 A
3506 GWYNNBROOK AVENUE
ASSOCIATED JEWISH CHARITIES
OF BALTIMORE
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-475A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 15, 2007

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

RECEIVED
MAY 17 2007
BY:

SUBJECT: 3506 Gwynnbrook Avenue

INFORMATION:

Item Number: 7-148

Petitioner: Associated Jewish charities of Baltimore

Zoning: DR 1

Requested Action: **Variance**

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request. After reviewing the site plan and elevation drawings, this office is of the opinion that the proposed sign is well within the character of the establishment and would add aesthetic value to the premises.

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

Reviewed by: Curtis Murray

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-475.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File **DATE:** July 5, 2007

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: 3506 Gwynnbrook Avenue
W/side of Garrison Forest Road, 30' N of Walnut Avenue
4th Election District – 2nd Council District
Associated Jewish Charities of Baltimore – Legal Owner
Case No. 07-475-A

As the record of this case will disclose, the Venable, LLP law firm (Michael H. Davis, Esq. and David H. Karceski, Esq.) entered their appearance in this case on July 5, 2007 having been retained by the Associated Jewish Charities of Baltimore in lieu of the law firm of Kramon & Graham, P.A. and its attorney, Jeffrey Scherr, Esq. that filed the subject variance petition. Mr. Karceski informed those in attendance that an amended petition for variance would be filed and a new site plan depicting a changed signage package for this property. Teresa Moore of the Valleys Planning Council and Jerry Focas, Esq. of the Worthington Park Community Park Association discussed concerns with Mr. Karceski following his Motion for a Continuance, which was granted. Mr. Karceski is to retain the same case number, amend the petition and site plan, re-post the property and obtain a new hearing date.

As no testimony was taken, this matter may be reassigned to either the Zoning Commissioner or the Deputy Zoning Commissioner at the time of the next public hearing.

WJW:dlw

c: Kristen Matthews

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 17, 2008

David Karceski
Michael Davis
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Messrs. Karceski & Davis:

RE: Case 07-475-A, 3506 Gwynnbrook Avenue

Please be advised that an appeal of the above-referenced case was filed in this office on July 21, 2008 from Michael McCann. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
See Attached transmittal

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File **DATE:** July 5, 2007

FROM: William J. Wiseman, III
Zoning Commissioner

SUBJECT: 3506 Gwynnbrook Avenue
W/side of Garrison Forest Road, 30′ N of Walnut Avenue
4th Election District – 2nd Council District
Associated Jewish Charities of Baltimore – Legal Owner
Case No. 07-475-A

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As no testimony was taken, this matter may be reassigned to either the Zoning Commissioner or the Deputy Zoning Commissioner at the time of the next public hearing.

WJW:dlw

c: Kristen Matthews

Revision's
Rec'd 8/28/07

RE:	PETITION FOR VARIANCE 3506 Gwynnbrook Avenue; W/S Garrison Forest Rd, 30' N Walnut Avenue 4th Election & 2nd Councilmanic Districts Legal Owner(s): Associated Jewish Charities of Baltimore, Mark Smolarz Petitioner(s)	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-475-A

* * * * * * * * * * * * *

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 and 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

RECEIVED
MAY - 4 2007
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of May, 2007, a copy of the foregoing Entry of Appearance was mailed Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Jeffrey Scherr, Esquire, Kramon & Graham, P.A. One South Street, Suite 2600, Baltimore, MD 21202, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME 3506 Gwynnbrook Ave
CASE NUMBER 07-475-A
DATE 7/5/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
David Karwoski	210 Allegheny Ave	Towson MD 21204	dkarwoski@verizon.net

PLEASE PRINT CLEARLY

CASE NAME 3506 Gwynnbrook Ave
CASE NUMBER 07-475-A
DATE 7/5/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David Karwoski	210 Allegheny Ave	Towson MD 21204	dlkarwoski@verizon.net

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 07-475-A
DATE 11/30/07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
David Karceski	210 Allegheny Avenue	Towson MD 21204	dkarceski@venable.com
RICHARD E. MATZ	~~2835~~ 2835 SMITH AVE, SUITE G	BALTO, MD 21209.	
David Loewy	2835 Smith Avenue, Suite G	Balto. MD 21209	dloewy@cmrengineers.com
Mike Davis	210 Allegheny Ave	~~Balt~~ Towson MD 21204	MHDavis@venable.com
Ben Gershowitz	5750 Park Heights Ave	Baltimore MD 21215	bgershowitz@associated.org

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Teresa Moore	Valley Planning Council P.O. Box 5402	Towson 21204	moorevpc@comcast.net
Jerry Focas	~~22 W~~ 5 Latimer way	Om 21117	(Worthington Park Community Association)
FOCAS	LATIMORE WAY		
By Mail & E-Mail			
Sarah Eastman			
533 Garrison Forest Rd.			
Owings Mills, Md. 21117			
Leila & Ridgely Hardy			
12330 Garrison Forest Road			
Owings Mills, MD - 21117			

JERRY D. FOCAS
ATTORNEY AT LAW

JENSEN, HASSANI & FOCAS, P.A.
22 WEST PENNSYLVANIA AVENUE
SUITE 606
TOWSON, MARYLAND 21204-5005

TELEPHONE
(410) 339-7313
FAX (410) 372-4251
E-MAIL: jfocas@jhflaw.com

PLEASE PRINT CLEARLY

NAME
David

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE 11/30

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Sarah Eastman	533 Garrison Forest Rd	Owings Mills, MD 21117	eastmanathome@comcast.net
Karen Luchinsky	10 Valleys Crest Ct	Owings Mills MD 21117	valleyscrest@comcast.net
Lella Hardy	12330 Garrison Forest Rd	Owings Mills MD 21117	trplhardy@aol.com
Suzanne Knable	1 Houndstooth Ct.	Owings Mills MD 21117	bikeknable@aol.com
Kathleen Rogow	3422 Old Waterford Drive		NRogow@aol.com
Rogow	Old		

Michael McCann represented 1st Four

PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER
DATE

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Teresa Moore	Valleys Planning Council P.O. Box 5402	Towson 21204	moorevpc@comcast.net
Jerry Focas FOCAS	~~27 Tue~~ 5 Lathmore way LATHMORE WAY	Oln 21117	(Worthington Park Community Association)
By Mail & E-Mail			
Sarah Eastman 533 Garrison Forest Rd. Owings Mills, Md. 21117			
Leila & Ridgely Hardy 12330 Garrison Forest Road Owings Mills, MD - 21117			

JERRY D. FOCAS
ATTORNEY AT LAW

JENSEN, HASSANI & FOCAS, P.A.
22 WEST PENNSYLVANIA AVENUE
SUITE 606
TOWSON, MARYLAND 21204-5005

TELEPHONE
(410) 339-7313

FAX (410) 372-4251
E-MAIL: jfocas@jhflaw.com

11-30-07 HEARING

Case No.: 07-475-A 3506 GWYNNBROOK AVE

Exhibit Sheet

JCC = Jewish Community Ctr also referred to as AJC - areas Jewish Charter during hearing

Petitioner/Developer | Protestant

No. 1	1st AMENDED SITE PLAN	PHOTOS OF GARRISON FORREST ENTRANCE TO "AJC" JCC
No. 2	RED LINED SITE PLAN TO ACCOMPANY PETITION AS AMENDED AT HEARING	PHOTO OF GWYNBROOK ENTRANCE WAY
No. 3	COMPOSITE ZONING MAP	AJC - CAMPUS MASTER PLAN (origion & date Created unknown)
No. 4 PHOTO'S	A - Worthington Park Sign B - Worthington Estates Sign C - Weinberg Village (HUDD SIGN)	(*) 2nd Refinement - Development Plan for "CHI OWINGS MILLS"
No. 5	REVISED ZONING DESCRIPTION OF Property	Development Agreement 10/15/92 - between Balto. County and AJC
No. 6		Development Agreement 4/15/93 between County & AJC (Parts of Page 6 - read into record)
No. 7		(*)(*) Petition Signed by Residents of local and others who drive past AJC on daily basis
No. 8		PHOTO'S 8A Thru 8E - SIGNS IN THE NEIGHBORING VACINITY TAKEN BY LULA HARDY
No. 9		(*) Exhibit missing following hearing Attorney's of record contacted and exhibit return requested
No. 10		
No. 11	(*)(*)	exhibits received over objection - obviously signitors of Petition were commenting on sign details contained on 1st site Plan (Petitioners) rather than reduced version (Petitioner 2)
No. 12		

6 letters also included

200 0 100 200 400 600

GRAPHIC SCALE (IN FEET)

1 inch = 200 ft.

STATE OF MARYLAND
RICHARD FRANK MATZ
No. 13203
PROFESSIONAL ENGINEER

7/5/07

Colbert Matz Rosenfelt, Inc.

*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY

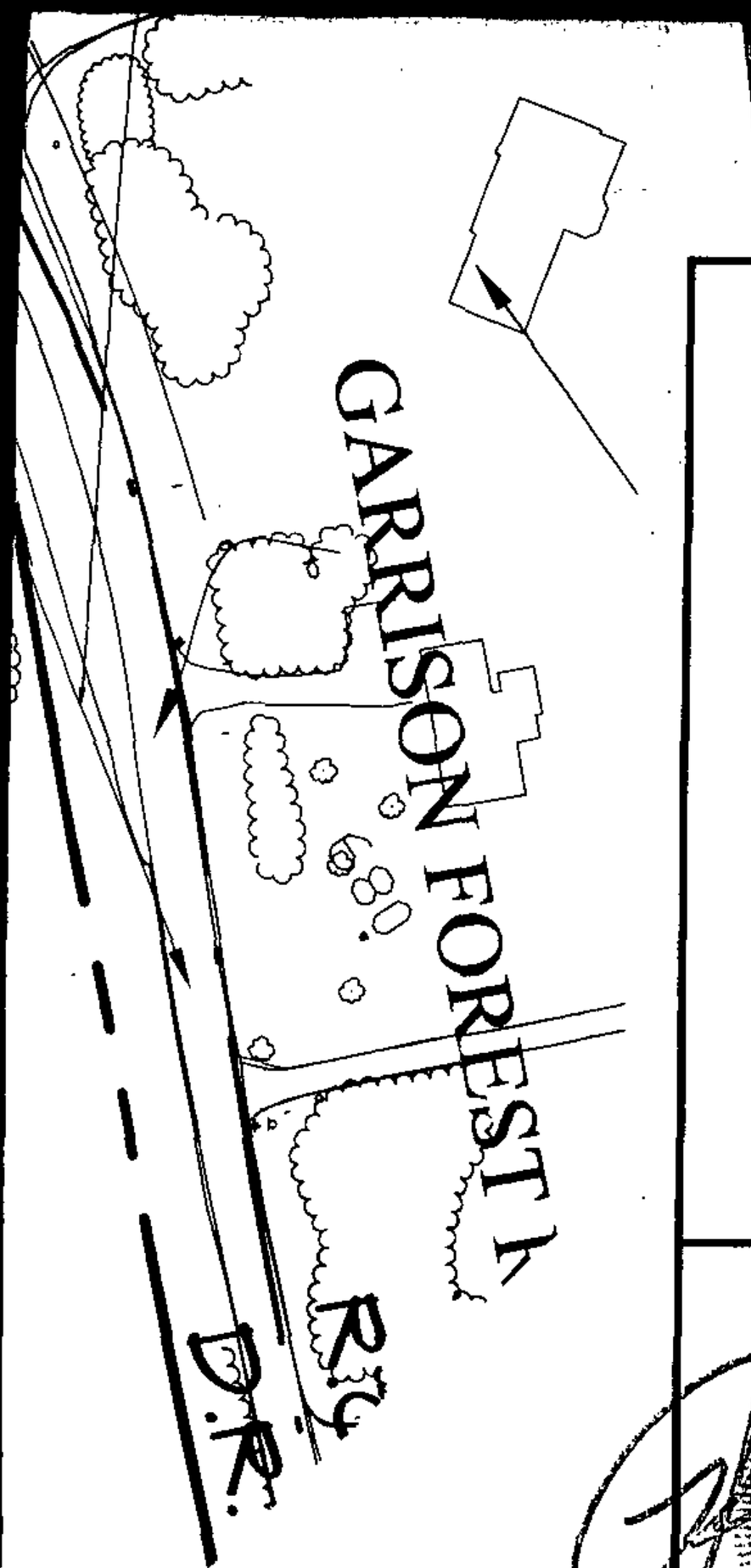
SCALE: AS SHOWN
DATE: 7/5/2007
JOB NO.: 2006119
DESIGNED: TNW
DRAWN: LBF
CHECKED: JMF
FILE: 2006119 NEW ZON 062[illegible].dwg
DRAWING NUMBER: ZON-1
SHEET 1 OF 1

N:\ld2\project\2006\2006119\Project Directories\CMR\Concept-Prelim (CURRENT)\2006119 NEW ZON 062[illegible]

IONER'S

IT NO. 1

07-475-A
REVISED

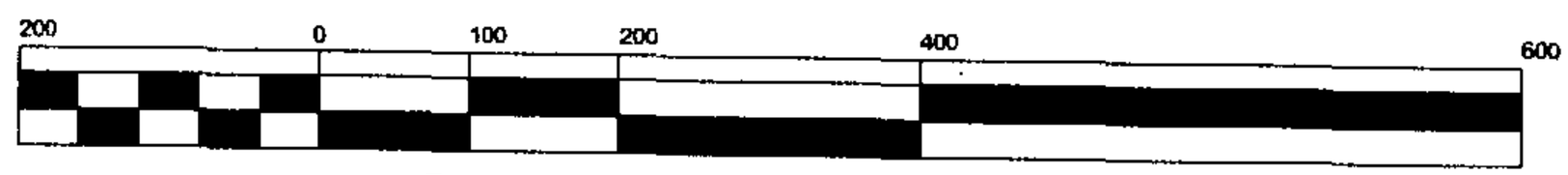


REDLINE PLAN

PLAN TO ACCOMPANY VARIANCE PETITION

THE HARRY AND JEANETTE WEINBERG CAMPUS

3506 GWYNNBROOK AVENUE
2ND COUNCILMANIC DISTRICT/4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND



GRAPHIC SCALE (IN FEET)
1 inch = 200 ft.

FOR REDLINE

STATE OF MARYLAND
PROFESSIONAL ENGINEER
No. 13993

11/29/07

Colbert Matz Rosenfelt, Inc.

*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SCALE: AS SHOWN
DATE: 11/07/07

PETITIONER'S EXHIBIT NO. 2

7/5/2007 11:46:56 AM EDT
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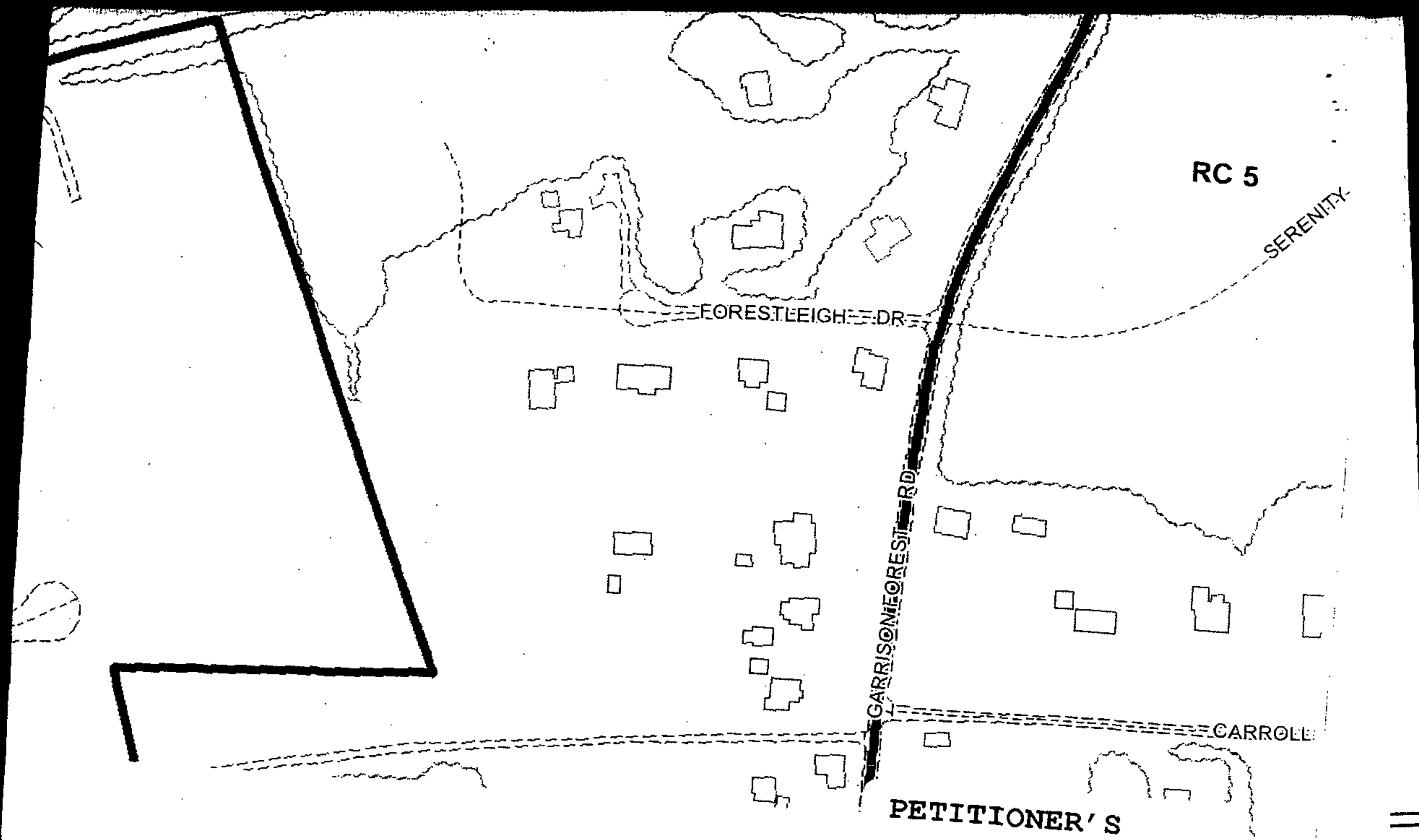


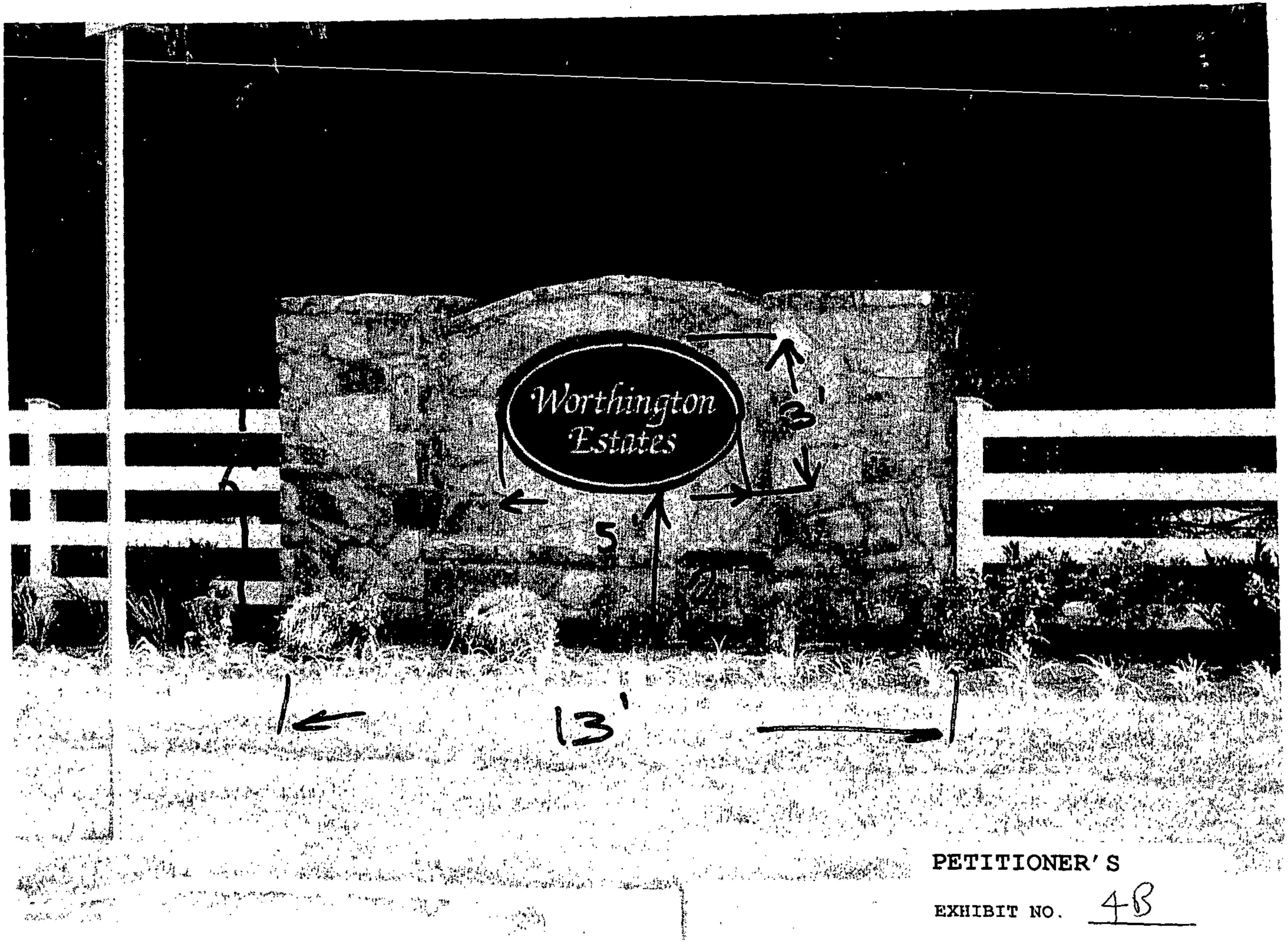
PETITIONER'S

EXHIBIT NO. 3

2006 119

PETITIONER'S

EXHIBIT NO. 4A



PETITIONER'S

EXHIBIT NO. 4B

PETITIONER'S

EXHIBIT NO. 4E

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

REVISED ZONING DESCRIPTION
JEWISH COMMUNITY CENTER, WEINBERG CAMPUS
3506 GWYNNBROOK AVENUE

Beginning at a point on the west side of Garrison Forest Road, which is of varying width, at a distance of 140 feet north of Walnut Avenue, which is of varying width; thence the following courses and distances:

S 37°28'41" E, 109.34 ft.; thence with a curve to the left,
140.36 ft, with a radius of 353.99 ft.;
N 34°45'28" W, 132.58 ft.; thence
N 61°44'37" E, 134.88 ft. to the Point of Beginning

Being a part of the property that was recorded in Deed Liber 9698, Folio 33, and containing 0.36 acre. Also known as #3506 Gwynnbrook Avenue and located in the 4th Election District, 2nd Councilmanic District.

STATE OF MARYLAND
RICHARD EARL MATZ
No. 13203
PROFESSIONAL ENGINEER

11/29/07

PETITIONER'S

EXHIBIT NO. 5

2835 Smith Avenue, Suite G Baltimore, Maryland 2
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

11-30-07 HEARING

Case No.: 07-475-A 3506 GWYNNBROOK AVE

JCC = Jewish Community Center also referred to as AJC - around Jewish Charities during hearing

Exhibit Sheet

Petitioner/Developer | Protestant

No. 1	1st AMENDED SITE PLAN	PHOTOS OF GARRISON FORREST ENTRANCE TO "AJC" JCC
No. 2	RED LINED SITE PLAN TO ACCOMPANY PETITION AS AMENDED AT HEARING	PHOTO OF GWYNBROOK ENTRANCE WAY
No. 3	COMPOSITE ZONING MAP	AJC - CAMPUS MASTER PLAN (origion ? date created unknown)
No. 4 PHOTO'S	A - Worthington Park Sign B - Worthington Estates Sign C - Weinberg Village (HUDD SIGN)	(*) 2nd Refinement - Development Plan for "CHI OWINGS MILLS"
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No. 6		Development Agreement 4/15/93 between County & AJC (Parts of Page 6 - read into record)
No. 7	(*)(*)	Petition Signed by Residents of local and others who drive past AJC on daily basis — 6 letters also Include
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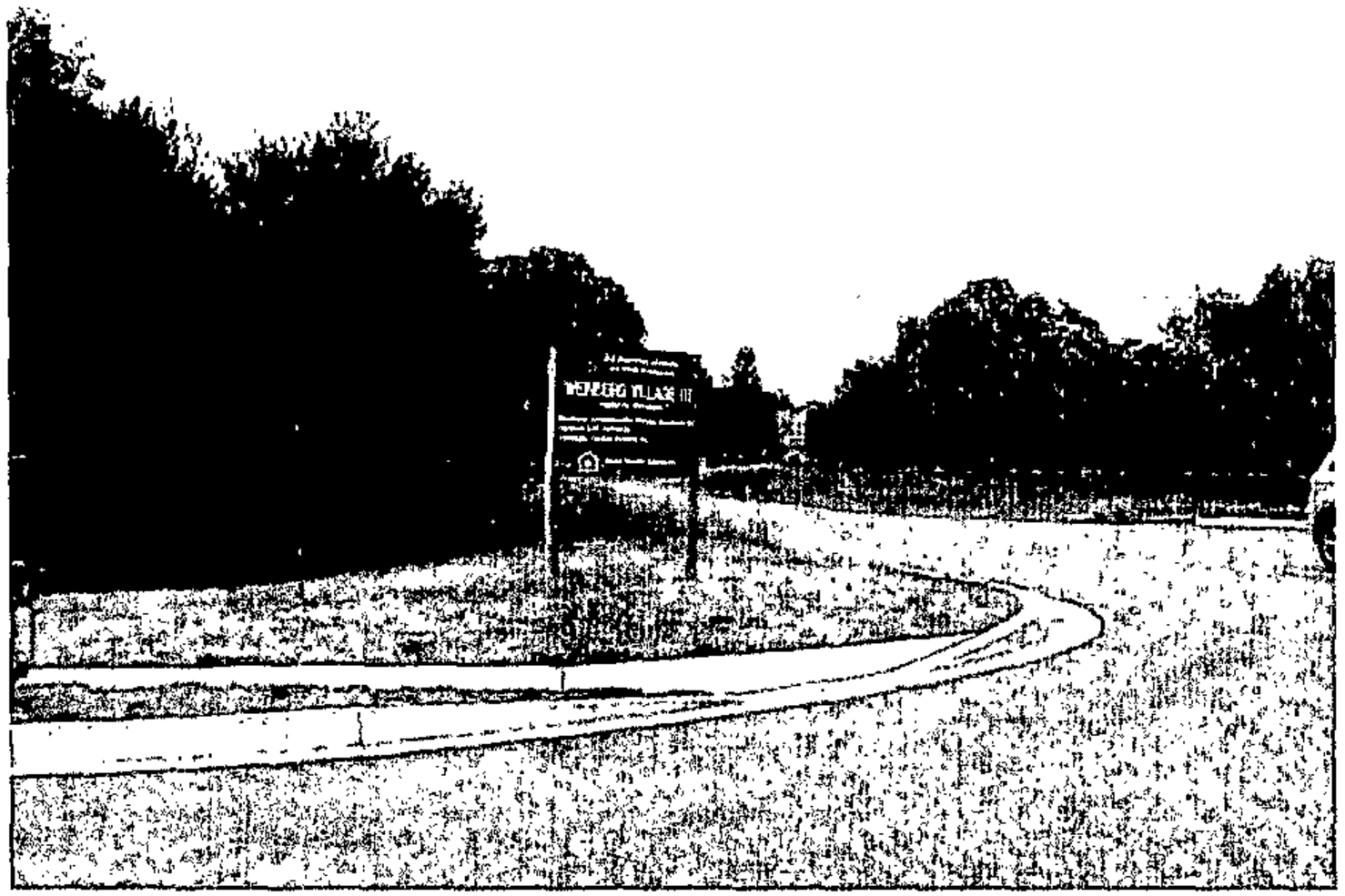
No. 10	(*)(*)	exhibit(s) received over objection - obviously signitors of Petition were commenting on sign details contained on 1st site Plan (Petitioners 1) rather than reduced version (Petitioner 2)
No. 11		
No. 12		

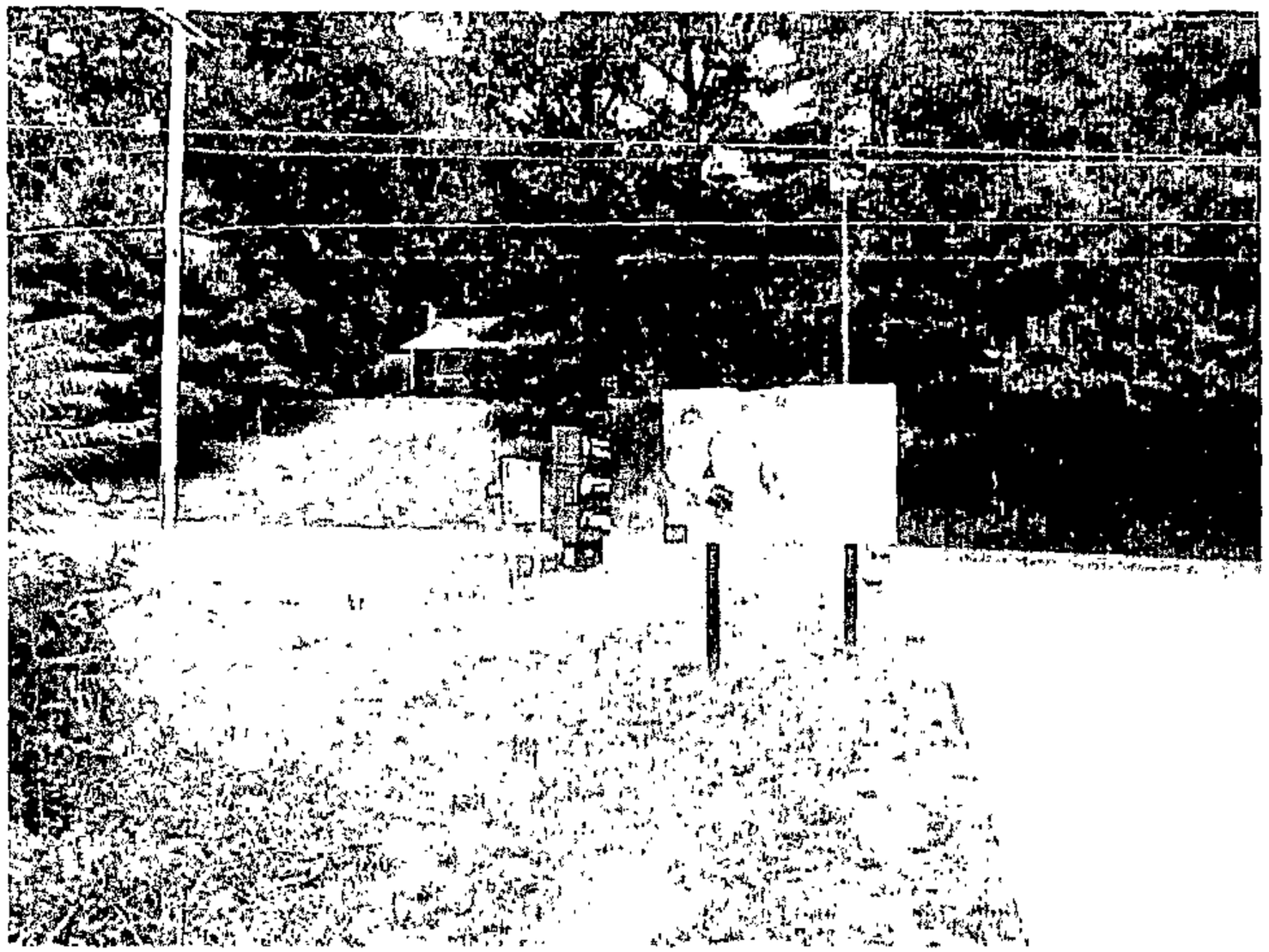


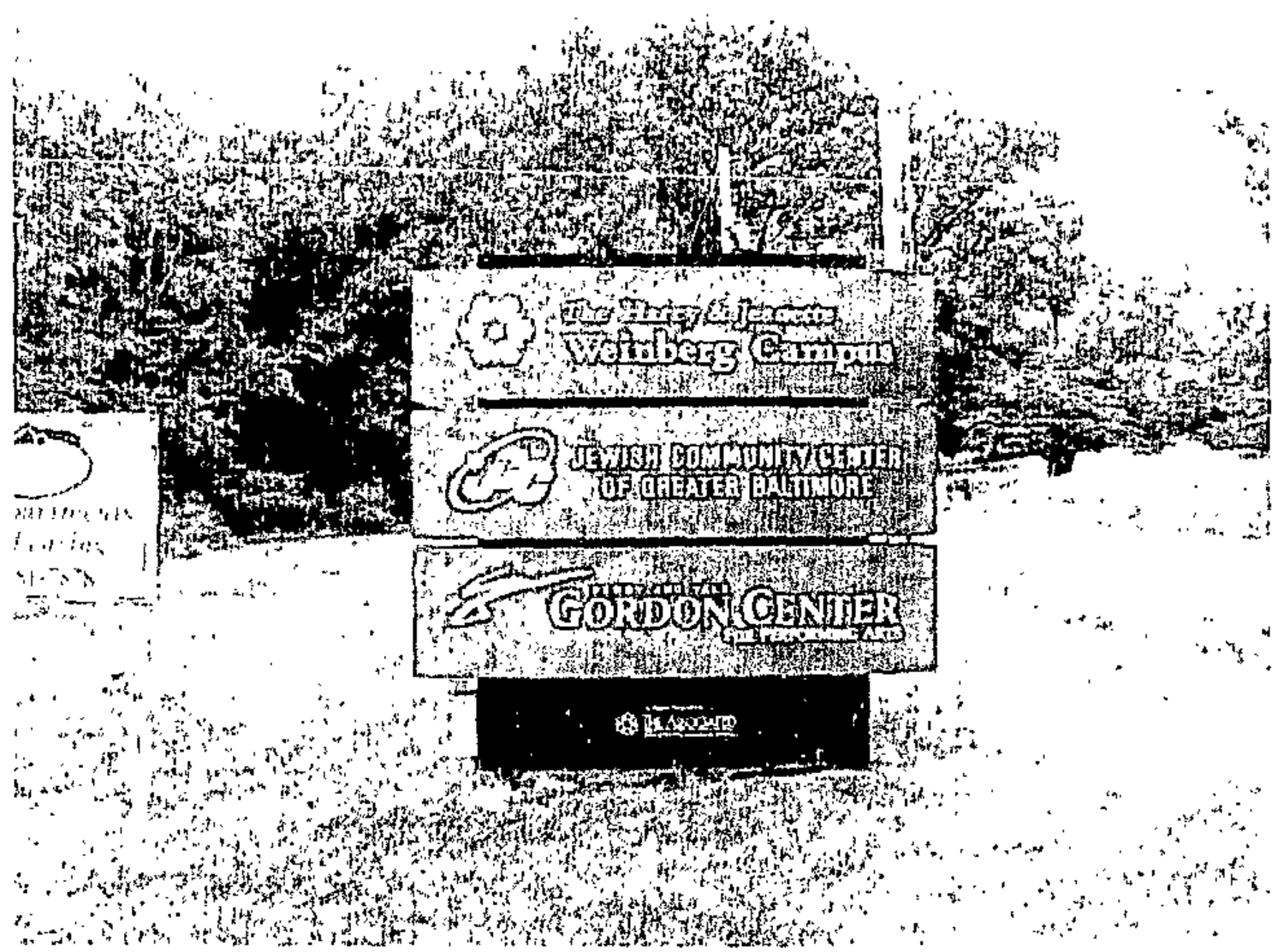
AJC signs at Garrison Forest Entrance

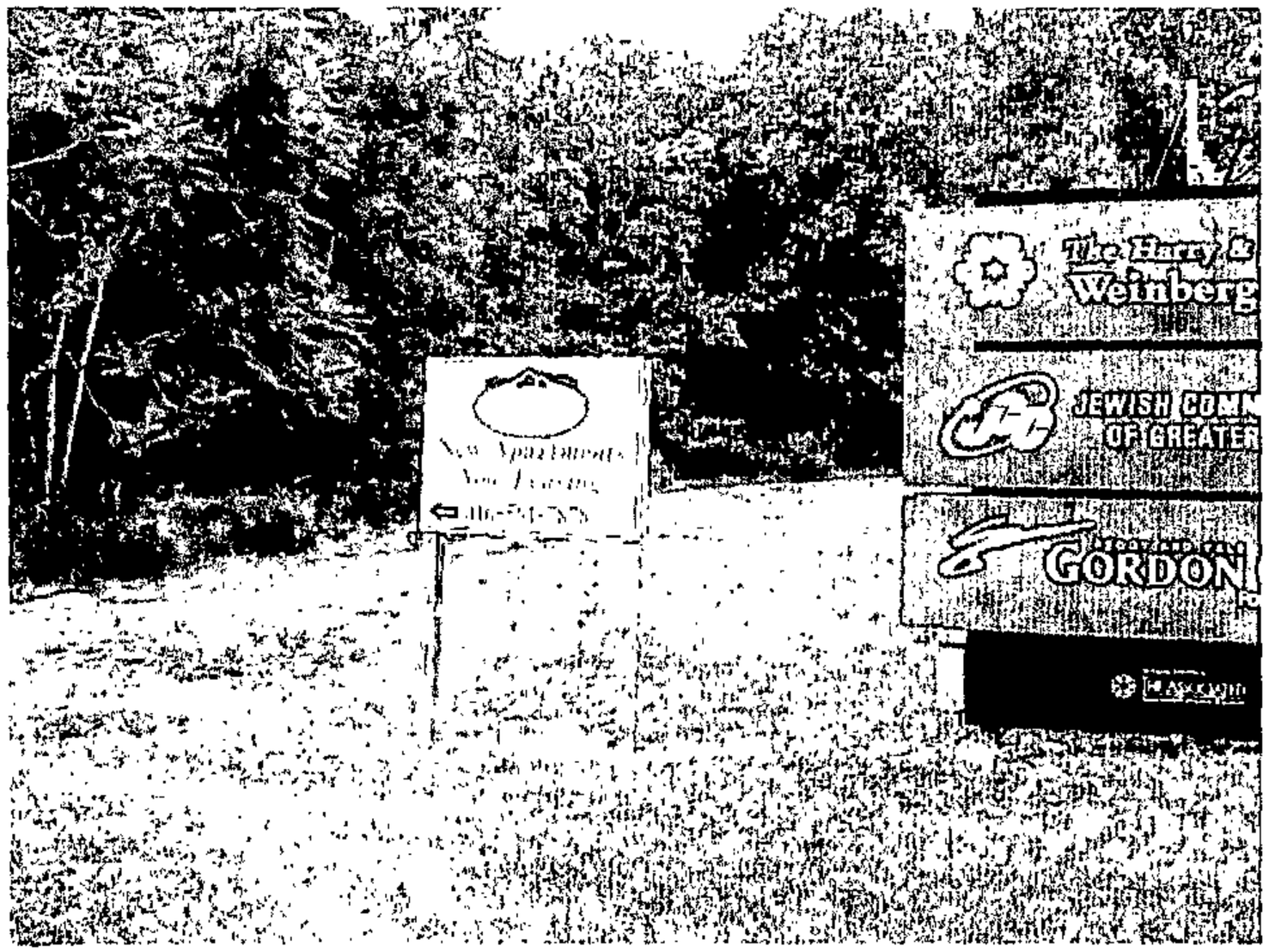
Photos taken 7/25/07

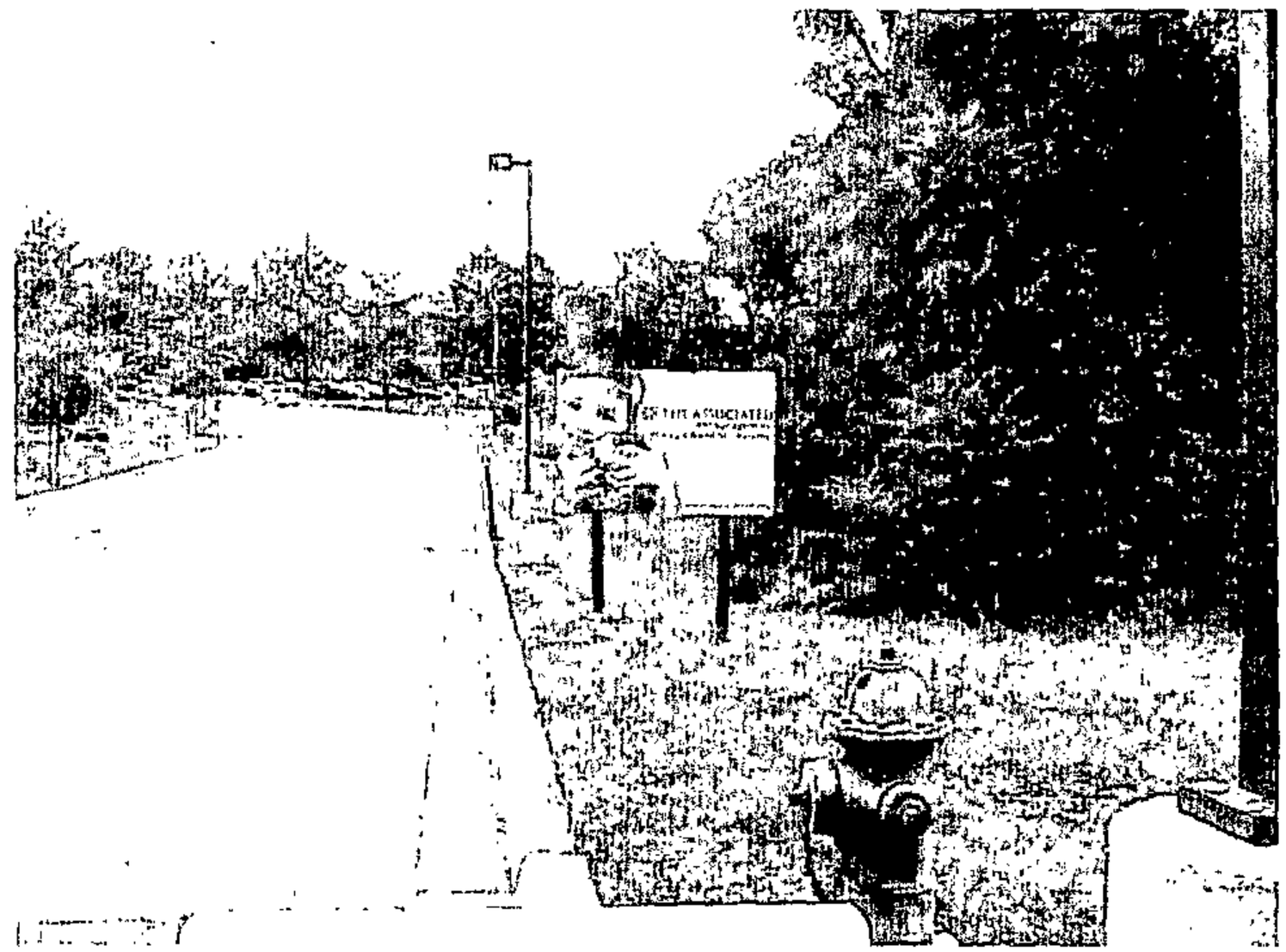
PROTESTANT'S

EXHIBIT NO. 1





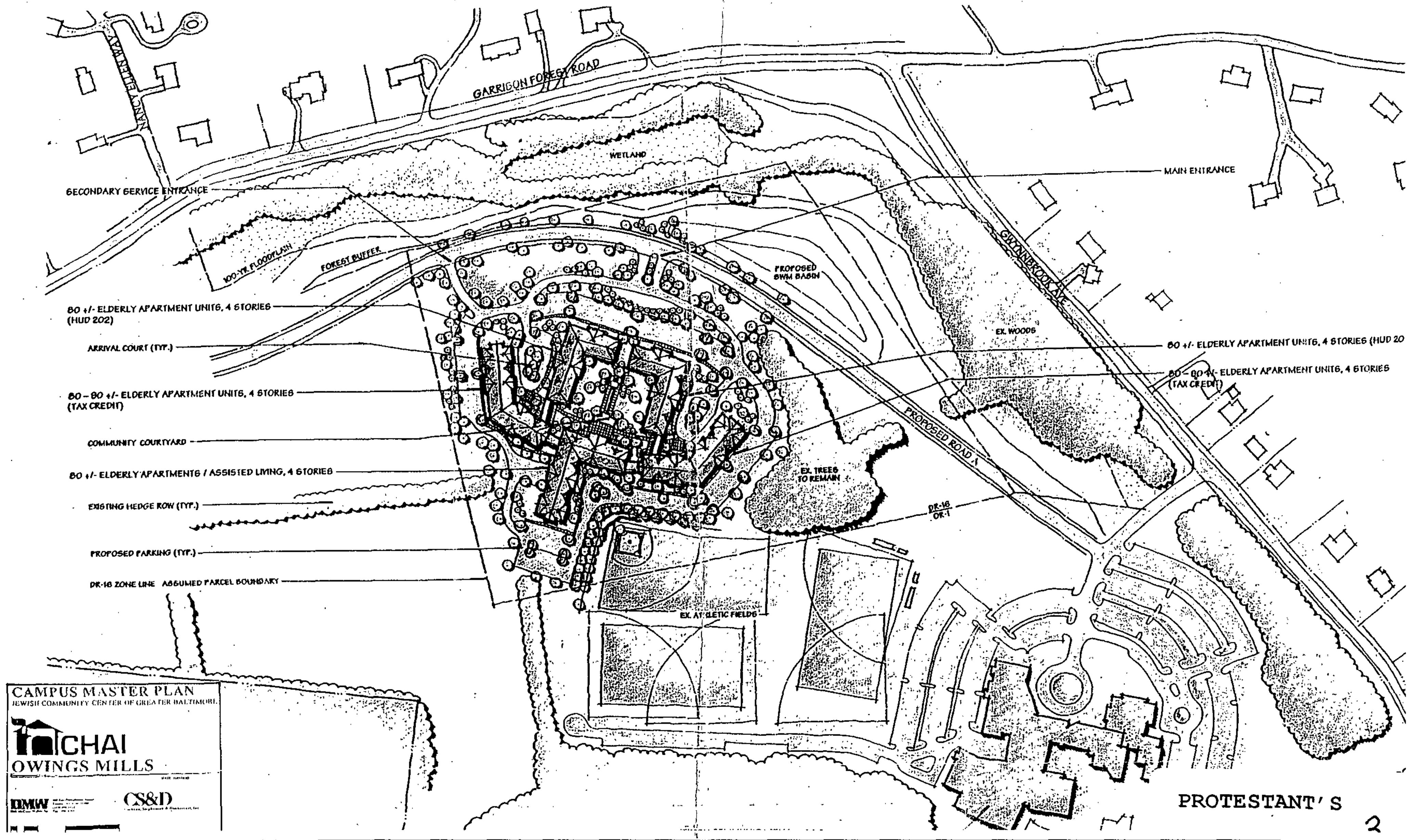




Signs at AJC Entrance on Gwynnbrook

PROTESTANT'S

EXHIBIT NO. 2


NANCY ELLEN WAY
GARRISON FOREST ROAD
WETLAND
SECONDARY SERVICE ENTRANCE
MAIN ENTRANCE
100-YR. FLOODPLAIN
FOREST BUFFER
PROPOSED SWM BASIN
GWYNNBROOK AVE.
EX. WOODS
80 +/- ELDERLY APARTMENT UNITS, 4 STORIES (HUD 202)
ARRIVAL COURT (TYP.)
80 +/- ELDERLY APARTMENT UNITS, 4 STORIES (HUD 20
80 – 90 +/- ELDERLY APARTMENT UNITS, 4 STORIES (TAX CREDIT)
80 – 90 +/- ELDERLY APARTMENT UNITS, 4 STORIES (TAX CREDIT)
COMMUNITY COURTYARD
PROPOSED ROAD A
80 +/- ELDERLY APARTMENTS / ASSISTED LIVING, 4 STORIES
EX. TREES TO REMAIN
EXISTING HEDGE ROW (TYP.)
DR-16 OR-1
PROPOSED PARKING (TYP.)
DR-16 ZONE LINE ASSUMED PARCEL BOUNDARY
EX. ATHLETIC FIELDS
CAMPUS MASTER PLAN
JEWISH COMMUNITY CENTER OF GREATER BALTIMORE
CHAI
OWINGS MILLS
BMW
CS&D
PROTESTANT'S

0081:10/15/92(4)
CLA45:3828B

DEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement"), dated October 15, 1992, is entered into by and between Associated Jewish Charities of Baltimore, a Maryland corporation ("AJC") and Baltimore County, Maryland ("County").

WHEREAS, AJC is the owner of an approximately 157 acre tract of land at the northwest quadrant of the intersection of Garrison Forest Road and Gwynnbrook Avenue in Baltimore County, which is described in Exhibit A attached hereto and made a part hereof (the "Property"); and

WHEREAS, as a part of the comprehensive rezoning application, AJC is requesting that approximately 25.5 acres of the Property, as more particularly described in Exhibit A attached hereto and made a part hereof ("Parcel A"), be rezoned D.R.16 and to be used for Elderly Housing; and

WHEREAS, as a part of the comprehensive rezoning application, AJC is also requesting that approximately 12.5 acres of the Property, as more particularly described in Exhibit A attached hereto and made a part hereof ("Parcel B") be rezoned O-1 or O-2 for office uses in support of administrative and social services for the Jewish Community; and

WHEREAS, AJC is willing to agree to the matters set forth herein relating to the development of the Property and AJC is further agreeing that in the event that it fails to comply with the provisions set forth in this Agreement in the time frames set forth, and upon reasonable notice from the Director of Planning of Baltimore County, the zoning granted in the 1992 Comprehensive

PROTESTANT'S
EXHIBIT NO. 5

Zoning Map Process will revert back to the uses permitted in D.R.1 zone at the time of this Agreement as to all portions of Parcels A and B not then improved or upon which construction has not yet commenced.

NOW, THEREFORE, in consideration of the forgoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby covenant and agree as follows:

1. AJC has executed this Agreement as a result of its negotiations with community groups and Valleys Planning Council and agrees to execute deed restrictions and a restrictive covenant agreement to the benefit of a responsible third party selected by County in accordance with the terms of this executed Agreement and agrees further to record the deed and the restrictive covenant agreement within 120 days from the date when the requested zoning becomes final and unappealable ("Final Approval"). The balance of the Property shall be limited in its future development to those D.R.1 uses permitted as a matter of right or by special exception. AJC agrees that in the event the requested zoning is granted, it will not request changes in the zoning classification of the balance of the Property to support more elderly housing or an increase in office uses under the then current office zones in Baltimore County, Maryland. (This is not intended to restrict against minor boundary changes affecting Parcel A or Parcel B.) AJC reserves the right to use the balance of the Property for uses contemplated by present and future regulations of Baltimore County under the D.R.1 zone and permissible as a matter of right or by

special exception. AJC acknowledges that neither the County nor any community groups have committed to support any requested special exceptions.

2. At the time that AJC prepares to enter the development plan process (defined to be at least sixty (60) days prior to the initial filing) in Baltimore County in connection with any use of Parcel A or Parcel B, AJC agrees to provide to the County and the Advisory Panel (hereafter defined):

a. copies of the plans which are to be submitted to the County (currently called Concept Plans and Development Plans);

b. a full-scale drawing outlining the streambed, wetland and forest buffer zones on the Property;

c. plans showing all of the contemplated improvements to be built on the total site of which the proposed development is a part (e.g., Parcel A); and

d. the then current preliminary Master Plan for the entire Property.

The purpose of this submittal is to provide as much information as is available to the public at a time commensurate with AJC's planning process for the Property. AJC agrees to provide updates of its Master Plan for the Property as updates are available to reflect the planning taking place from time to time.

3. It is not the intention of AJC to build for sale or speculation. Therefore, if at any time a transfer of Parcel A or Parcel B is made to a third party whose purpose is not to

accomplish the AJC's mission to the Jewish community, other than a transfer as part of a financing transaction such as a sale-leaseback, then the uses of those portions of Parcel A and Parcel B not yet improved or upon which construction had not yet commenced will revert back to the uses permitted in the D.R.1 zone at the date of this Agreement.

4. The County Review Group (the "CRG") plan which was previously approved for a portion of the Property, shall be withdrawn so that any and all rights arising by virtue of the approval of the CRG plan will be revoked.

5. If Parcel A is rezoned to D.R.16:

a. AJC shall construct no more than four hundred (400) Elderly Housing units on Parcel A within not more than six (6) buildings, which buildings shall not be more than three (3) stories above ground level within five hundred (500) feet of Garrison Forest Road and shall not be more than four (4) stories above ground level beyond five hundred (500) feet of the boundary of Garrison Forest Road; and

b. No building within Parcel A shall be constructed within three hundred (300) feet of a boundary of the Property.

c. No Elderly Housing units shall be constructed on the Property other than on Parcel A.

6. The construction of offices on Parcel B shall be restricted to not more than three (3) stories above ground level.

AJC further agrees to limit the total floor area of the office building or buildings to not more than 90,000 square feet. As a further limitation, AJC agrees to phase construction on Parcel B so that no more than fifty percent (50%) of the allowable floor area as described above will be built at one time.

7. No retail uses shall be permitted on the Property other than uses which exclusively serve the residents, employees, and people using the facilities on a regular basis at the Property.

8. AJC agrees that no buildings shall be constructed on the Property within:

a. three hundred (300) feet of Garrison Forest Road adjacent to Parcels A and B to a point one hundred (100) feet north of Nancy Ellen Way ("Point A") and

b. two hundred (200) feet from Point A running north along the proposed landscape buffer shown on Exhibit A to the northern boundary of the Property and continuing west and south along the boundaries of the adjacent Worthington Park development adjacent to the areas of the proposed landscape buffer shown on Exhibit A. No buildings shall be constructed in this area of more than two (2) stories above ground level.

9. Within six (6) months from the Final Approval, AJC shall supply to the County and the Advisory Panel, the proposed

landscape buffer plan showing the caliper, the types and the placement of the trees to be planted, and such plan shall be subject to final approval by the County.

10. Commencing within one (1) year of Final Approval, AJC shall expand the landscape buffer on the Property along Garrison Forest Road to include the area from Nancy Ellen Road to Walnut Road and abutting Worthington Park as set forth in Exhibit A attached hereto and made a part hereof.

11. In order to provide an extensive buffer to the adjacent residential communities, AJC agrees that it will not construct any buildings adjacent to Parcel A or Parcel B between the interior road shown as it is finally built and Garrison Forest Road (See Exhibit A).

12. Within twelve months of the Final Approval, AJC will provide to the County and the Advisory Panel a land plan which will generally show the sites of proposed buildings on Parcel A and Parcel B.

13. AJC is aware of the Communities' concerns of having access from the Property to Garrison Forest Road. AJC will only locate access to the site from Garrison Forest Road to the extent deemed necessary by Governmental constraints. AJC will work with the Communities to achieve this goal.

14. The parking planned requires a maximum of four parking spaces for each 1,000 square feet of office space and one parking space for each two elderly housing units under current

Baltimore County regulations. Actual parking will be supplied in accordance with the above, unless the then applicable parking regulations are different.

15. AJC shall establish an oversight and advisory panel which shall be comprised entirely of six (6) Community representatives selected by the Communities (the "Advisory Panel") which will act as the communication between the public and AJC for the purposes of reviewing and commenting on the development and compatibility of the design of buildings and other improvements for the Property. AJC will notify the Advisory Panel by certified mail of its progress during each stage of planning the development of and, eventually, the development. The Advisory Panel is expected to provide input concerning lighting, parking, exact location of buildings, traffic distribution and generation, the population of professionals, hours of operation, medical waste generation, if any, general compatibility with the neighborhood and the County Master Plan and the type and extent of any natural resource and man-made buffers. AJC agrees to give serious consideration to the recommendations of the Advisory Panel.

16. In addition to the input from the Advisory Panel, AJC will present its plans to a Community Input Meeting ("CIM") or its equivalent under the Baltimore County development process in effect from time to time.

17. In the event the proposed rezoning of Parcel A and Parcel B is approved, this Agreement shall remain in full force and effect until January 1, 2040, at which time it will be of no further force and effect on the parties or on Parcel A or

0081:10/15/92(4)
CLA45:38288

Parcel B. After the termination of this Agreement, Parcel A and Parcel B shall be subject to the comprehensive zoning map process then in effect in Baltimore County, Maryland.

18. AJC will provide copies of all anticipated submittals to the County for the Property to the Advisory Panel by certified mail at least 60 days prior to such submittal.

19. In the event that AJC fails to comply with the provisions set forth in this Agreement, any uses otherwise permitted as of right or by special exception in the zoning granted in the 1992 Comprehensive Zoning Map Process will revert back to the uses permitted in D.R.1 zone at the time of this Agreement as to all portions of Parcels A and B not then improved or upon which construction has not yet commenced.

IN WITNESS WHEREOF, this Agreement has been executed on behalf of each of the parties hereto by its duly authorized officer as of the day and year first above written.

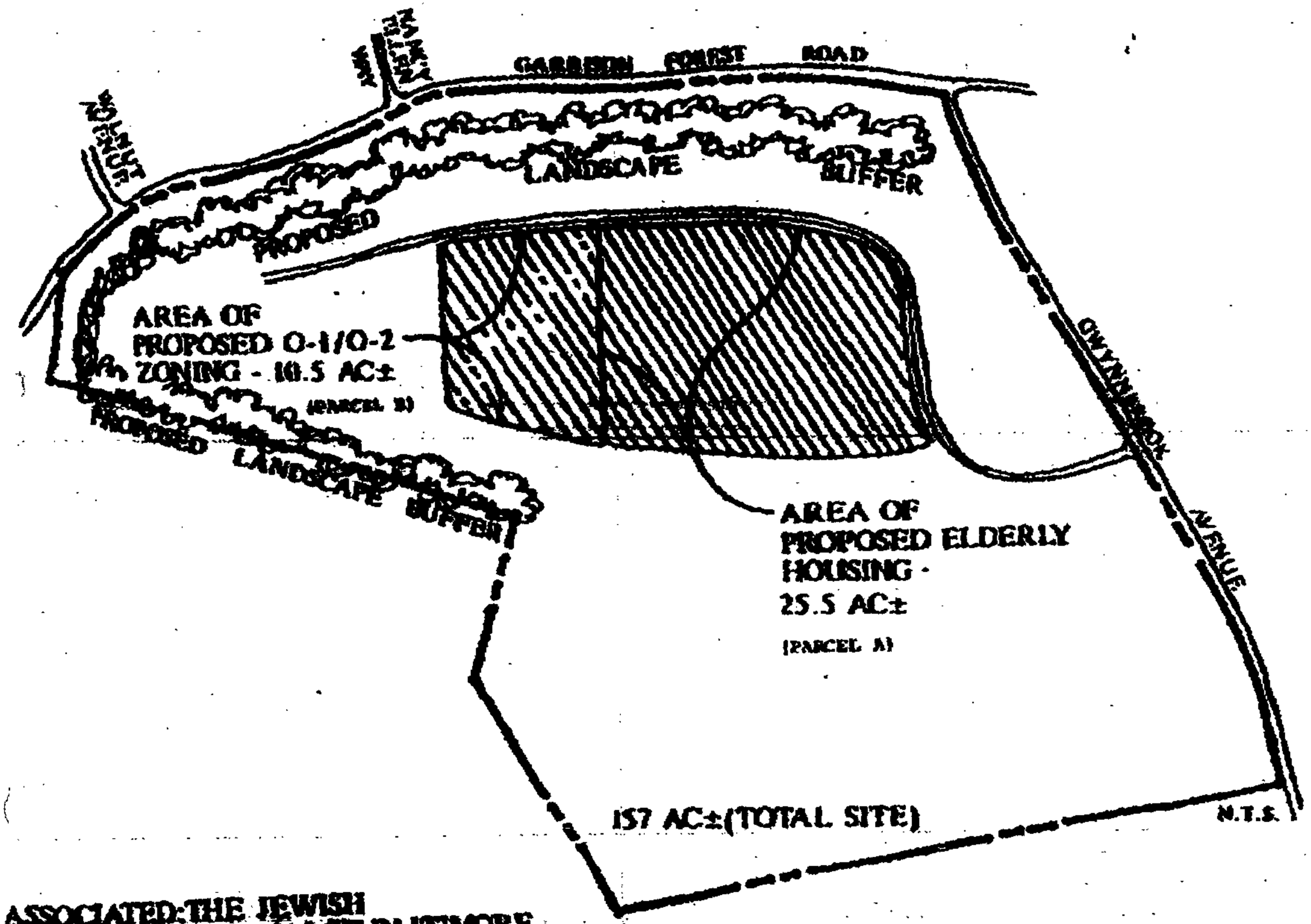
WITNESS:

ASSOCIATED JEWISH CHARITIES OF BALTIMORE

By: _____ (SEAL)
Robert W. Cannon, Counsel

BALTIMORE COUNTY MARYLAND

By: _____ (SEAL)
Title: County Attorney



ASSOCIATED:THE JEWISH
COMMUNITY FEDERATION OF BALTIMORE

THALER AND ASSOCIATES, INC.
AMBASSADOR ROAD
BALTIMORE, MD 21207
944-3647
1-92

EXHIBIT "A"

We, the undersigned, oppose the Petition for Variance filed with the Zoning Commissioner for Baltimore County in Case No. 7-475-A, which requests a variance from County standards applicable to signs. Among other reasons, we believe the proposed sign is too large, should not be illuminated, and is incompatible with the character of neighborhood.

Full Name	Address
Karen Luchinsky	10 Valleys Crest Court
Rick Luchinsky	10 Valleys Crest Court
Sharon Green	9 Valleys Crest Ct.
Dori Kovens	7 VALLEYS CREST CT.
Brian Kovens	"
Natalie Frazier	3309 Serenity Way 21117
Eugene Frazier	3303 Serenity Way, 21117
Brian Feit	2-Barnstable Ct, 21117
Holly Pearl	2-Barnstable Ct, 21117
John Meyers	4. Barnstable Ct, 21117
Stuart Hart	9 Huntmaster Lane 21117
Suzy Knable	1 Huntingtowood 21117
Roger Knable	" 21117
Sarah Eastman	533 Garrison Forest Rd 21117
Jay Eastman	533 Garrison Forest Rd 21117

PROTESTANT'S

EXHIBIT NO. 7

We, the undersigned, oppose the Petition for Variance filed with the Zoning Commissioner for Baltimore County in Case No. 7-475-A, which requests a variance from County standards applicable to signs. Among other reasons, we believe the proposed sign is too large, should not be illuminated, and is incompatible with the character of neighborhood.

Full Name	Address
Christy DiPietro	10 Chittenden Lane Owings Mills, MD
David DiPietro	10 Chittenden Lane Owings Mills, MD 21117
Sheryl Hobbitzell	6624 Charlesway 21204
Anne Hawkins	3 Kitridge Lane 21204
Carline Nimetz	21 Foxcreek Ct. 21117
[illegible]	3502 Overbrook Rd. 21208
[illegible]	2041 Garrison Forest Rd 21117
[illegible]	12330 Gerrson 21117
[illegible]	12330 Gerrson 21117
[illegible]	13401 Longreach Rd

Bill 11
07-475

Henry Hillen Jenkins II

12427 Park Heights Avenue

Owings Mills, MD 21111

RECEIVED
NOV 30 2007
BY:_____

William J. Wiseman III, Zoning Commissioner

401 Bosley Avenue

Towson MD 21204

November 28, 2007

Dear Mr. Wiseman,

As a resident of the Garrison Forest Road community, it has come to my attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the west side of Garrison Forest Road, 30' north of Walnut Avenue.

I oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. Any sign on Garrison Forest Road should be in keeping with the character, appearance and dimensions of the signs of other institutions on this country road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We believe that the sign should blend in with the overall look of our community.

Within both the immediate and expanded Garrison Forest Road corridor, there are two existing institutional signs and five neighborhood signs. The average pillar size runs 2' - 3' high with a 3" capstone and is 8' long, including both pillars and the signs between. Eighty–five percent of these signs are constructed of stone pillars with sand blasted wood signs running between the pillars. The sign dimensions for the requested variance, with the proposed sign itself at 96" wide and 72" high and then set in a large brick structure that increases the size substantially and also has that brick planter extension, would far exceed anything along the road. None of the existing signs are internally lit. In fact, one of the institutions replaced a lit sign several years ago in response to requests from neighbors.

We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any commercial-looking signs could remain at the official 3506 Gwynnbrook address, and the impact to Garrison Forest Road could be minimized.

Thank you for your attention to this matter.

Sincerely Yours,

Henry Hillen Jenkins, II

Henry Hillen Jenkins II

PROTESTANT'S

EXHIBIT NO. 7 along with Petition

BW 11/5
07-475

Anne Baetjer Jenkins

12427 Park Heights Avenue

Owings Mills, MD 21111

RECEIVED
NOV 30 2007
BY:_____

William J. Wiseman III, Zoning Commissioner

401 Bosley Avenue

Towson MD 21204

November 28, 2007

Dear Mr. Wiseman,

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I oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. Any sign on Garrison Forest Road should be in keeping with the character, appearance and dimensions of the signs of other institutions on this country road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We believe that the sign should blend in with the overall look of our community.

Within both the immediate and expanded Garrison Forest Road corridor, there are two existing institutional signs and five neighborhood signs. The average pillar size runs 2' - 3' high with a 3" capstone and is 8' long, including both pillars and the signs between. Eighty–five percent of these signs are constructed of stone pillars with sand blasted wood signs running between the pillars. The sign dimensions for the requested variance, with the proposed sign itself at 96" wide and 72" high and then set in a large brick structure that increases the size substantially and also has that brick planter extension, would far exceed anything along the road. None of the existing signs are internally lit. In fact, one of the institutions replaced a lit sign several years ago in response to requests from neighbors.

We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any commercial-looking signs could remain at the official 3506 Gwynnbrook address, and the impact to Garrison Forest Road could be minimized.

Thank you for your attention to this matter.

Sincerely Yours,

Anne Baetjer Jenkins

Anne Baetjer Jenkins

BLO
11-30-07

The Valleys Planning Council, Inc.

207 Courtland Avenue, Towson, Maryland 21204
Mailing Address: P.O. Box 5402, Towson, Maryland 21285-5402
Phone: 410 337-6877, *Fax:* 410 296-5409

November 27, 2007

William J. Wiseman, III
Zoning Commissioner
401 Bosley Avenue
Towson MD 21204

RE: Case # 7-475-A

Dear Commissioner Wiseman:

I am writing to express opposition to the variance request to allow a larger-than-permitted sign at the entrance of the Associated Jewish Charities site on Garrison Forest Road. Many of our members who live in the area are concerned about the design, primarily the large size, the urban appearance, and the proposed lighting. The VPC does not believe the design is in keeping with the rural character of the neighborhood.

I understand from David Karceski that he will have an alternate concept to propose at the hearing on 11/30. Although I asked for an advance copy, he informed me that the drawing will not be ready until the actual time of the hearing. This is most unfortunate and rather inconsiderate, especially in light of the fact that the first hearing was postponed without notice and there have been several months to develop a revised concept. The VPC and the community would have appreciated the opportunity to review any changes.

I am unable to attend the hearing on 12/3, but I hope you will take our concerns into consideration. We urge you to deny the request for a variance.

Sincerely,

Teresa Moore

Teresa Moore
Executive Director

Bill Wiseman - Letter in opposition to proposed JCC sign on Garrison Forest Road

From: "Trish Deford" <tdeford@comcast.net>
To: <wwiseman@baltimorecountymd.gov>
Date: 11/26/07 3:02 PM
Subject: Letter in opposition to proposed JCC sign on Garrison Forest Road
CC: <jsmith@baltimorecountymd.gov>, <Moorevpc@comcast.net>

Mr.William J. Wiseman, III, Zoning Commissioner
401 Bosley Avenue,
Towson MD 21204

November 26, 2007

Dear Mr. Wiseman,

We are concerned members of the Garrison Forest Road community. Together with our neighbors, we value the quiet, residential nature of our community and hope to keep it that way. Recently, it has come to our attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the West side of Garrison Forest Road, 30 feet North of Walnut Avenue.

We oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. If the entrance off of Garrison Forest Road requires a sign, it should be in keeping with the character, tone and dimensions of the other institutions with signs on the neighborhood road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We would look for the composition to help it blend into our community, as do the signs for the Ruxton and Garrison Forest Schools.

Within both the immediate and expanded Garrison Forest Road corridor, there the two aforementioned existing institutional signs and five neighborhood signs . The average pillar size runs 2' - 3' high with a 3" capstone and is 8' long, including both pillars and the signs between. Eighty–five percent of these signs are constructed of stone pillars with sand blasted wood signs running between the pillars. The sign dimensions for the requested variance, with the proposed sign itself at 96" wide and 72" high and then set in a large brick structure that increases the size substantially and also has that brick planter extension, would far exceed anything along the road. None of the existing signs are internally lit. In fact, one of the institutions replaced a lit sign several years ago in response to Garrison Forest Road neighborhood complaints.

We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any "commercial" signs could remain at the official 3506 Gwynnbrook,address, and the impact to Garrison Forest Road could be minimized.
Thank you for your attention to this matter.

Sincerely,

Trish and John Deford
309 Chattolanee Hill Road
Owings Mills, MD 21117

11/30
9AM

Mr.William J. Wiseman, III, Zoning Commissioner

Nov 27, 2007

401 Bosley Avenue,

Towson MD 21204

RECEIVED
NOV 28 2007
BY:_____

Dear Mr. Wiseman,

As a resident of the Garrison Forest Road community, it has come to our attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the West side of Garrison Forest Road, 30' North of Walnut Avenue.

We oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. If the entrance off of Garrison Forest Road requires a sign, it should be in keeping with the character, tone and dimensions of the other institutions with signs on the neighborhood road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We would look for the composition to help it blend into our community, as indicated in the attached photos.

Within both the immediate and expanded Garrison Forest Road corridor, there are two existing institutional signs and five neighborhood signs . The average pillar size runs 2' - 3' high with a 3" capstone and is 8' long, including both pillars and the signs between. Eighty–five percent of these signs are constructed of stone pillars with sand blasted wood signs running between the pillars. The sign dimensions for the requested variance, with the proposed sign itself at 96" wide and 72" high and then set in a large brick structure that increases the size substantially and also has that brick planter extension, would far exceed anything along the road. None of the existing signs are internally lit. In fact, one of the institutions replaced a lit sign several years ago in response to Garrison Forest Road neighborhood complaints.

We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any "commercial" signs could remain at the official 3506 Gwynnbrook,address, and the impact to Garrison Forest Road could be minimized.

Thank you for your attention to this matter.

Sincerely,

Tracy and James Bannantine

3300 Serenity Way

Owings Mills, MD 21117-2223

From: "ringelman" <ringelman5@verizon.net>
To: <wwiseman@baltimorecountymd.gov>, <moorevpc@comcast.net>, <TRPlhardy@aol.com>
Date: 11/29/07 9:24:19 PM

Mr.William J. Wiseman, III, Zoning Commissioner
Nov 23, 2007
401 Bosley Avenue,
Towson MD 21204

Dear Mr. Wiseman,

As a resident of the Garrison Forest Road community, it has come to our attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the West side of Garrison Forest Road, 30' North of Walnut Avenue.
We oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. If the entrance off of Garrison Forest Road requires a sign, it should be in keeping with the character, tone and dimensions of the other institutions with signs on the neighborhood road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We would look for the composition to help it blend into our community, as indicated in the attached photos.
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We trust that the intent of the institution is to be a "good neighbor". As such, it is our hope that any "commercial" signs could remain at the official 3506 Gwynnbrook,address, and the impact to Garrison Forest Road could be minimized.
Thank you for your attention to this matter.

Sincerely,

Paul & Elizabeth Ringelman
3318 Serenity Way
Owings Mills, MD 21117

Mr. William J. Wiseman, III

Zoning Commissioner

401 Bosley Avenue,

Towson MD 21204

November 26, 2007

RECEIVED
DEC 0 3 2007
BY:_____

Dear Mr. Wiseman,

As a resident of the Garrison Forest Road community, it has come to our attention that the Jewish Community Center, officially located at 3506 Gwynnbrook Avenue, has applied for a sign variance on the west side of Garrison Forest Road, north of Walnut Avenue.

We oppose this petition for variance to allow a larger and internally lit sign, given the residential nature of the community surrounding the JCC and throughout the area. If the entrance off of Garrison Forest Road requires a sign, it should be in keeping with the character, tone and dimensions of the other institutions with signs on the neighborhood road. We strongly oppose any larger options, and any internal lighting which leads to a more urban and commercial feel. We would look for the composition to help it blend into our community, as indicated in the attached photos.

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We trust that the intent of the institution is to be a good neighbor. As such, it is our hope that any commercial signs could remain at the official 3506 Gwynnbrook,address, and the impact to Garrison Forest Road could be minimized.

Thank you for your attention to this matter.

Sincerely,

Christy and David DiPietro

David and Christy DiPietro

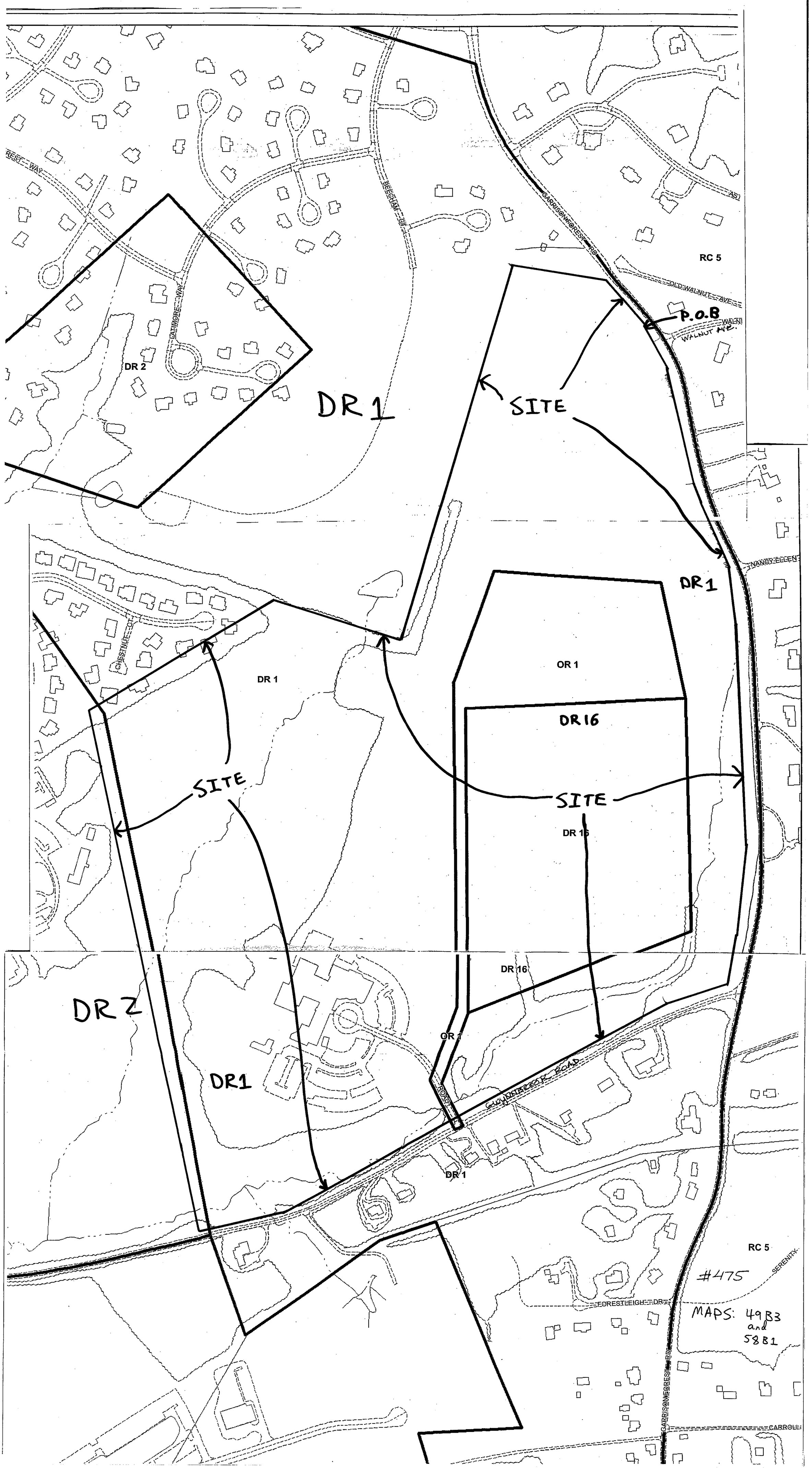
10 Chittenden Lane

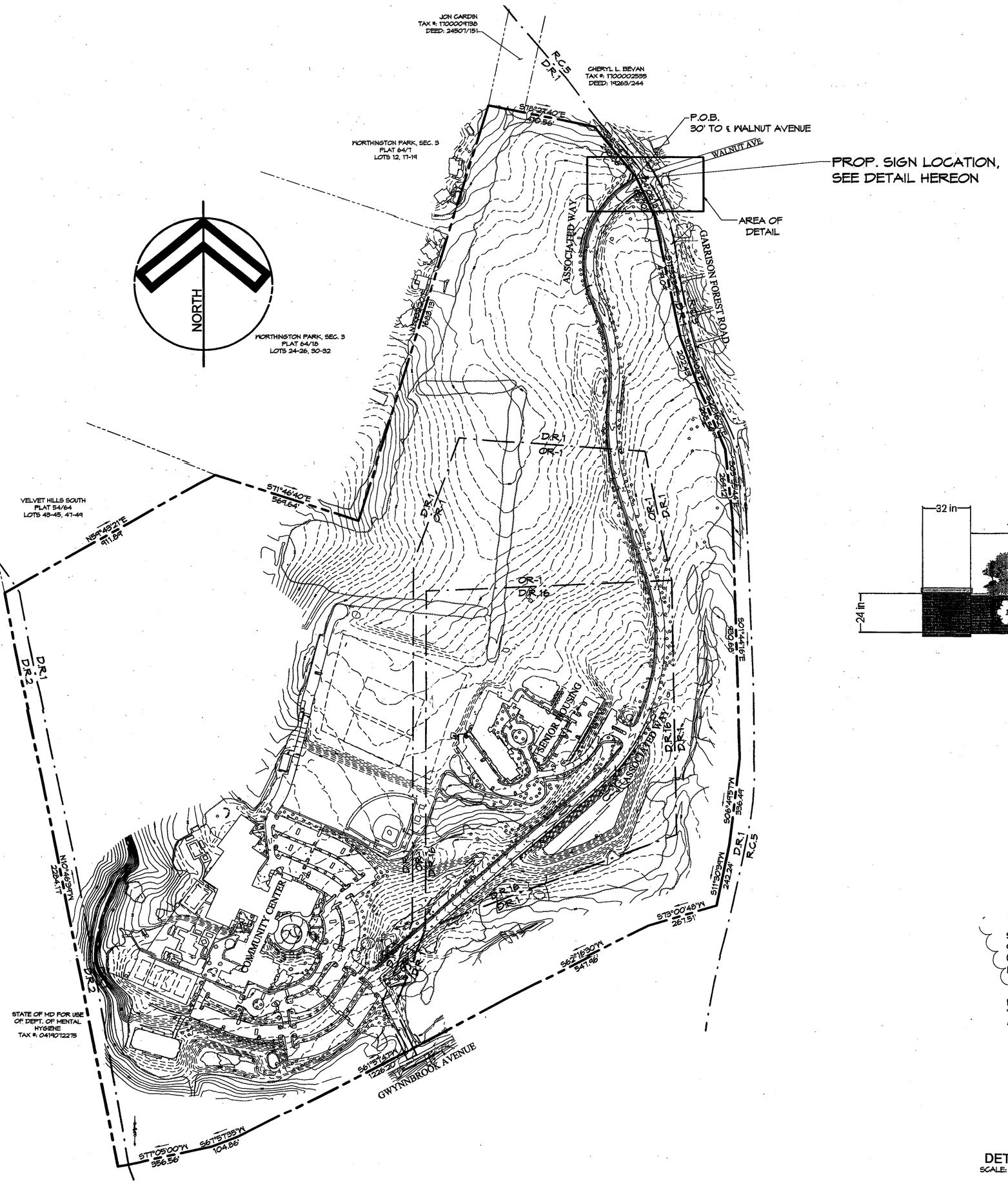
Owings Mills, Maryland 21117

PROTESTANT'S
EXHIBIT NO. 8A-E

GARRISON FOREST
SCHOOL

OAKS
PRISON FOREST


DR 2
DR 1
SITE
P.O.B
RC 5
OLD WALNUT AVE
WALNUT AVE.
BEECHAM CT
GARRISON FOREST RD
DR 1
OR 1
DR 16
SITE
SITE
DR 16
DR 16
DR Z
DR1
OR 1
DR 1
RC 5
#475
MAPS: 49B3 and 5881
FORESTLEIGH DR
SERENITY
CARROLL



PLAN
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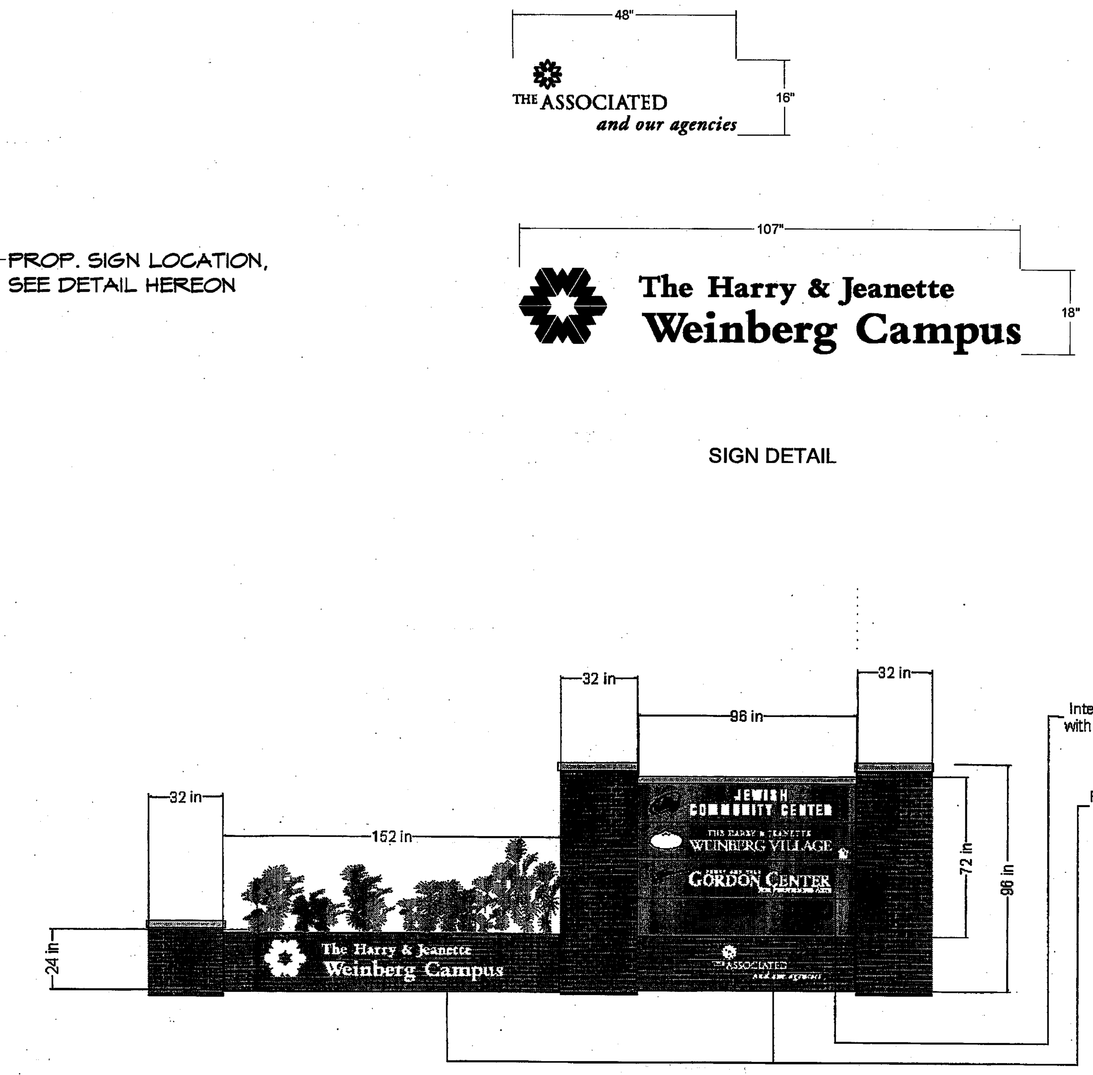
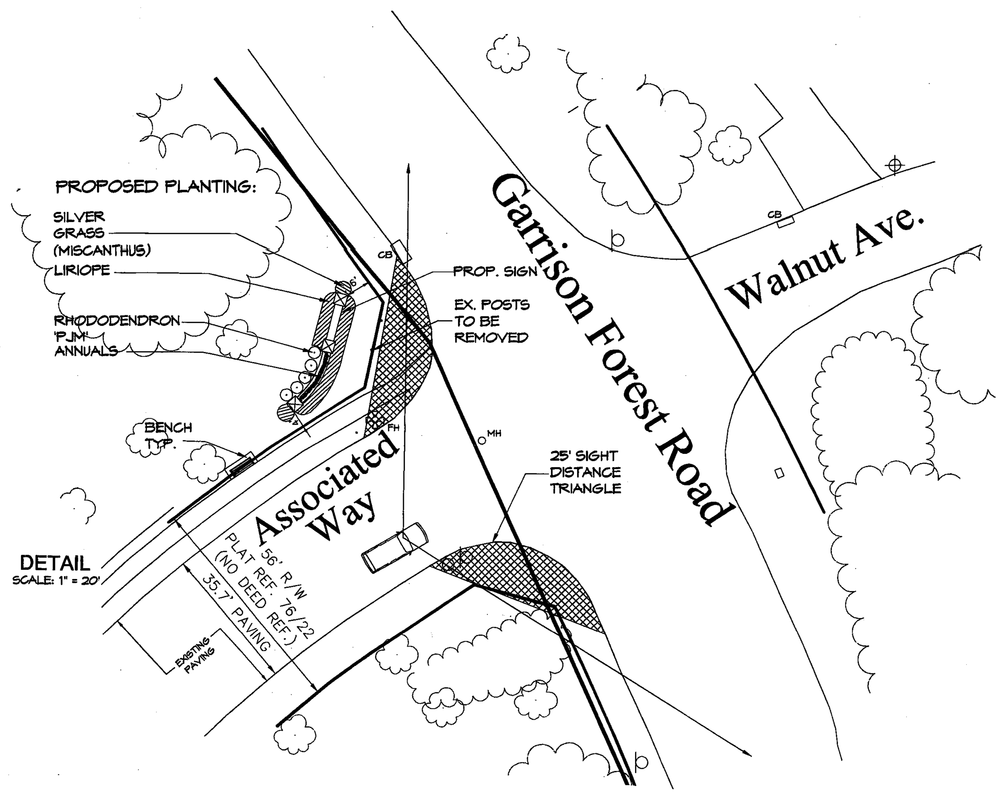


SIGN DETAIL

ELEVATION OF SIGN AT GARRISON FOREST ROAD
TOTAL SQUARE FOOTAGE OF SINGLE PROPOSED SIGN - 89.33 SQUARE FEET



DETAIL
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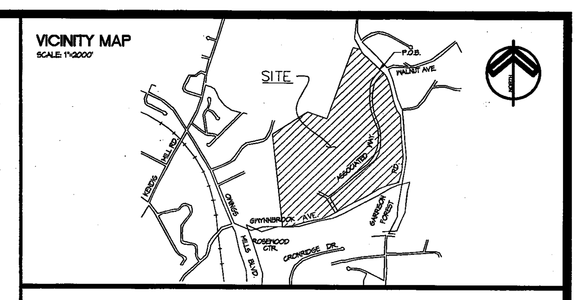


GENERAL NOTES

1. OWNER:
   ASSOCIATED JEWISH CHARITIES OF BALTIMORE
   101 MT. ROYAL AVENUE
   BALTIMORE, MD 21201

2. SITE DATA:
   TAX ACCOUNT NO. - 0416075025
   DEED REFERENCE - 16458/33
   TAX MAP NO. 46, PARCEL 247
   SITE AREA - 19.4362 AC.

3. ZONED D.R-1 DR-16 AND OR-1, ZONING MAP NO. 4NE3 AND 5NE1

4. EXISTING AND PROPOSED USE: COMMUNITY CENTER AND SENIOR HOUSING

5. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

6. THERE ARE 100-YEAR FLOODPLAINS ON THIS SITE. FLOODPLAIN AREAS ARE NOT IN THE VICINITY OF THE PROPOSED SIGN.

7. THIS SITE IS NOT IN A HISTORIC SITE OR DISTRICT.

8. ZONING HISTORY: [SEE BELOW]

9. DEVELOPMENT HISTORY: [SEE BELOW]

ZONING HISTORY

1. 03-06-74: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, POOL AND/OR OTHER STRUCTURE OR LAND USE DEVOTED TO CIVIC, SOCIAL, RECREATION AND EDUCATION USES AND A SPECIAL EXCEPTION FOR A NURSERY SCHOOL GRANTED BY THE ZONING COMMISSIONER.

2. ZONING CASE #83-304-SPHXA: IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL, 1982, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 122 SQ.FT. TOTAL (ONE SIGN WITH 40 SQ.FT. AND ONE SIGN WITH 32 SQ.FT.) IN LIEU OF THE PERMITTED 25 SQ.FT., BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDINGS, INCLUDING SWIMMING POOLS, A VOLLEYBALL COURT, ATHLETIC FIELDS, A THEATER BUILDING, A NURSERY SCHOOL, AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL BUILDINGS AND USES, ALL IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, BE AND IS HEREBY GRANTED AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-157-X TO NO. 74-157-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-157-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BOTH COMPLETED AND PROPOSED, AS SHOWN ON PETITIONER'S EXHIBIT NO. 1, WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF, BE AND IS HEREBY GRANTED.

3. CASE #93-170-A: IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 12TH DAY OF JANUARY, 1993, THAT A VARIANCE FROM SECTIONS 409.6.A.2 AND 409.6.A.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 324 PARKING SPACES, IN LIEU OF THE REQUIRED 494, BE AND IS HEREBY GRANTED.

4. SPIRIT AND INTENT LETTER FOR CASE #82-304-SPHXA AND #93-170-A: ON MARCH 31, 1994, A SPIRIT AND INTENT REQUEST WAS APPROVED BY JOHN L. LEWIS. THE FOLLOWING IS THE CONTENT OF THE APPROVAL LETTER: THE 24 FT. X 60 FT. BUILDING ADDITION WITH FOUR PROPOSED PARKING SPACES (AS SUBSEQUENTLY DISCUSSED WITH DEVELOPER'S ENGINEER ON MARCH 30, 1994) IS APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE APPROVED ZONING PLANS. REVISED PLANS APPROVED MARCH 30, 1994, PLANS "A" AND "B" IN CASE NUMBERS 82-304-SPHXA AND 93-170-A HAVE BEEN APPROVED.

5. CASE #96-44-SPHA: IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 23RD DAY OF OCTOBER, 1995, THAT THE PETITION FOR SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 82-304-SPHXA TO REFLECT THE PROPOSED IMPROVEMENTS TO CONFIRM THAT THE 333 PARKING SPACES PROVIDED IS SUFFICIENT TO SUPPORT THE COMMUNITY BUILDINGS OR OTHER STRUCTURES DEVOTED TO CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL USES, IN ACCORDANCE WITH SECTION 409.6.A OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) AND, TO AMEND THE PARKING VARIANCE GRANTED IN PRIOR CASE NO. 93-170-A, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR THE VARIANCE SEEKING RELIEF FROM THE B.C.Z.R. AS FOLLOWS: 1) FROM SECTION 450.4.E TO PERMIT EXISTING IDENTIFICATION SIGNS OF 41 SQ.FT. (SIGN A) AND 36 SQ.FT. (SIGN D) IN LIEU OF THE MAXIMUM ALLOWED 25 SQ.FT.; 2) FROM SECTION 450.4.F TO PERMIT TWO EXISTING IDENTIFICATION SIGNS (SIGNS A AND D) TO BE LOCATED ALONG ONE FRONTAGE; 3) FROM SECTION 450.4.G TO PERMIT EXISTING IDENTIFICATION SIGN HEIGHTS OF 7'-6" (SIGNS A AND D) AND 5'-5" (SIGN B) IN LIEU OF THE MAXIMUM ALLOWED 6' FOR EACH" AND FROM SECTION 450.4.G TO PERMIT AN EXISTING CHANGEABLE COPY SIGN HEIGHT OF 6'-2" IN LIEU OF THE MAXIMUM ALLOWED 6' (SIGN C), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED.

6. ON FEBRUARY 6, 2007, THE ZONING OFFICE APPROVED A SPIRIT AND INTENT REQUEST FOR CASE NO. 96-44-SPHA, TO REPLACE THE FOUR EXISTING FREESTANDING SIGNS AT THE GWYNNBROOK ROAD ENTRANCE WITH ONE FREESTANDING SIGN HAVING A TOTAL SIGN AREA OF 89 SQUARE FEET AND A MAXIMUM HEIGHT OF 7'-6". THE REQUEST FOR A SECOND FREESTANDING SIGN AT THE GARRISON FOREST ROAD/ASSOCIATED WAY ENTRANCE WAS DETERMINED TO BE A MATERIAL CHANGE TO THE SITE PLAN REQUIRING A NEW VARIANCE.

DEVELOPMENT HISTORY

A CRG PLAN WAS APPROVED ON 11/29/90 (FDM NO. IV-396).
A DEVELOPMENT PLAN WAS APPROVED ON 12/10/92 (#92245E)
A DRC LIMITED EXEMPTION WAS APPROVED ON 5/6/96 (#95066E)
A DEVELOPMENT PLAN WAS APPROVED ON 10/20/97 (#97049E)
A DRC REFINEMENT WAS APPROVED ON 5/3/99 (#99038A)
A DEVELOPMENT PLAN WAS APPROVED ON 1/26/03 (FDM NO. IV-396)
A FIRST AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/29/03 (#03053031E)
A SECOND AMENDED DEVELOPMENT PLAN WAS APPROVED ON 8/12/04 (#04050413)
A THIRD AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/2/06 (#05113068)

PLAN TO ACCOMPANY VARIANCE PETITION

THE HARRY AND JEANETTE WEINBERG CAMPUS

3506 GWYNNBROOK AVENUE
2ND COUNCILMANIC DISTRICT/4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE (IN FEET)
1 inch = 200 ft.

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

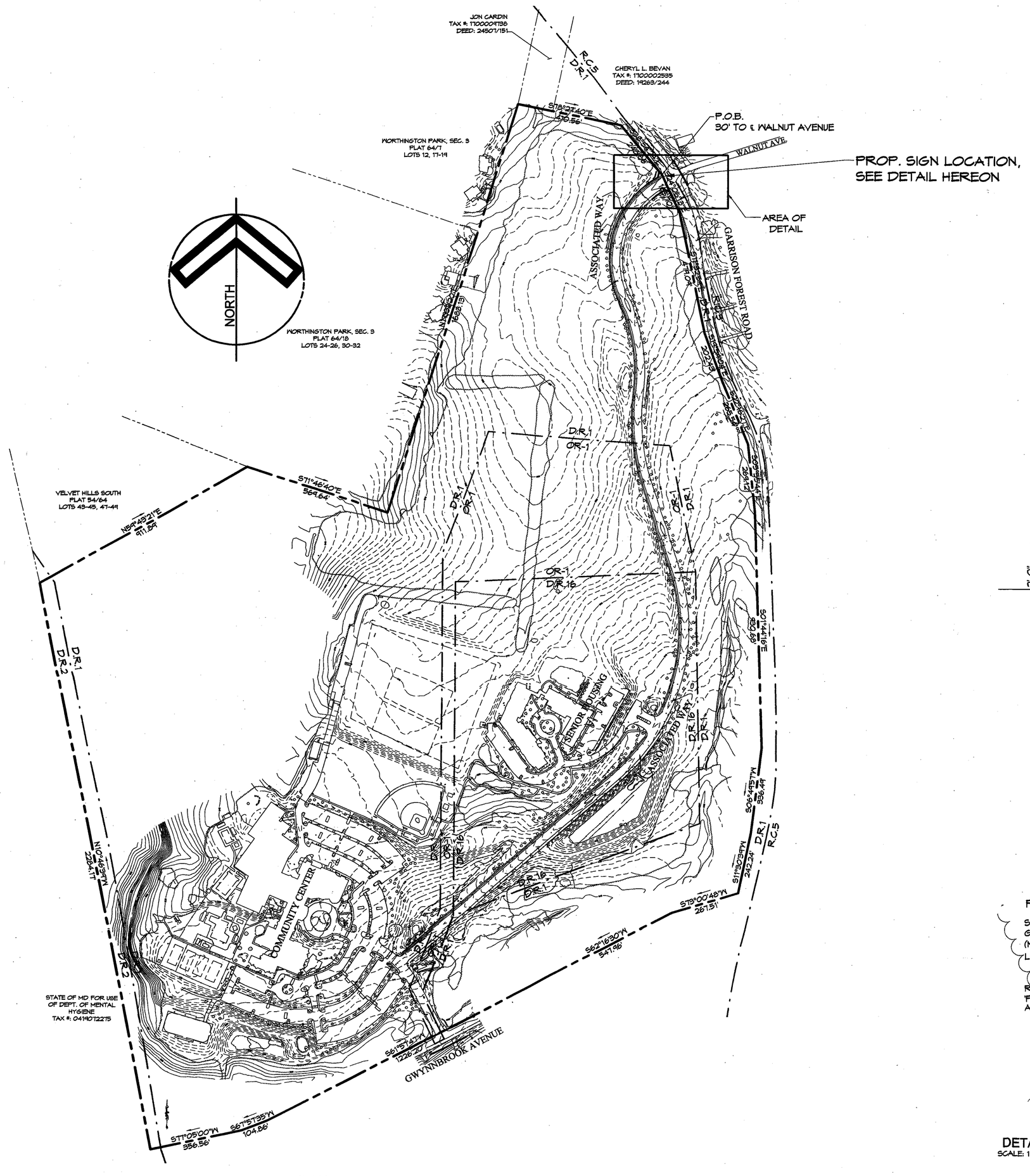
STATE OF MARYLAND — JAMES MATZ — No. 13293 — PROFESSIONAL ENGINEER
7/5/07

SCALE:	AS SHOWN
DATE:	7/5/2007
JOB NO.:	2006119
DESIGNED:	TNW
DRAWN:	LBF
CHECKED:	JMF
FILE:	2006119 NEW ZON 0620.dwg
DRAWING NUMBER:	ZON-1

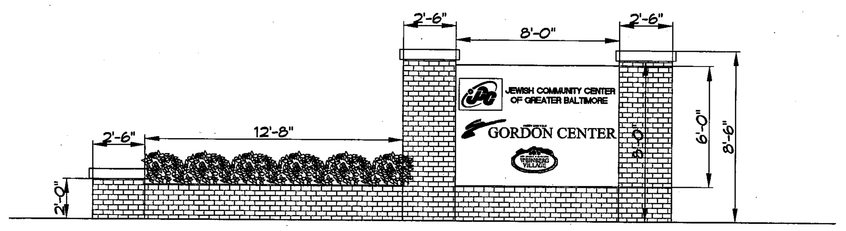
NO.	DATE	REVISIONS:	BY

SHEET 1 OF 1

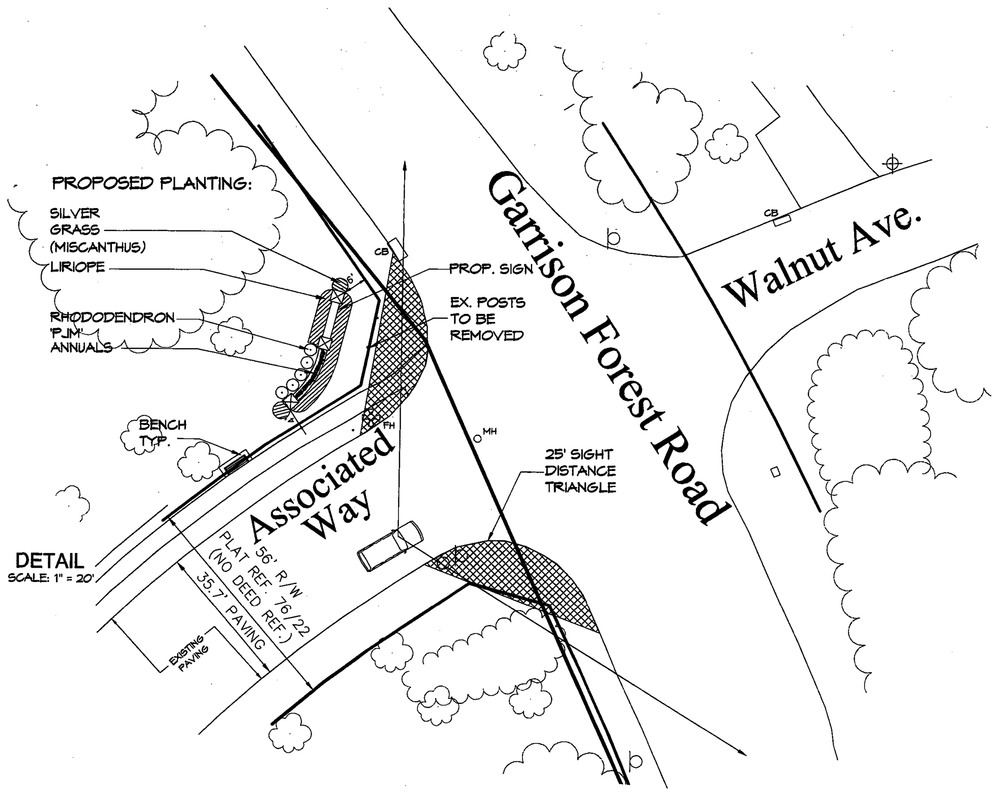
07-475-A
REVISED



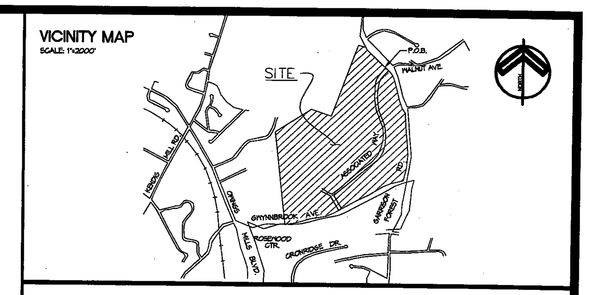
PLAN
SCALE: 1" = 200'



ELEVATION OF SIGN AT GARRISON FOREST ROAD
SCALE: 1/4" = 1'-0"



DETAIL
SCALE: 1" = 20'



GENERAL NOTES

1. OWNER:
   ASSOCIATED JEWISH CHARITIES OF BALTIMORE
   101 MT. ROYAL AVENUE
   BALTIMORE, MD 21201

2. SITE DATA:
   TAX ACCOUNT NO. - 0416075025
   DEED REFERENCE - 15415/39
   TAX MAP NO. 44, PARCEL 247
   SITE AREA - 19.4362 AC.

3. ZONED DR-1 DR-16 AND OR-1, ZONING MAP NO. 4NE3 AND 5GE1

4. EXISTING AND PROPOSED USE: COMMUNITY CENTER AND SENIOR HOUSING

5. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

6. THERE ARE 100-YEAR FLOODPLAINS ON THIS SITE. FLOODPLAIN AREAS ARE NOT IN THE VICINITY OF THE PROPOSED SIGN.

7. THIS SITE IS NOT IN A HISTORIC SITE OR DISTRICT.

8. ZONING HISTORY: [SEE BELOW]

9. DEVELOPMENT HISTORY: [SEE BELOW]

ZONING HISTORY

1. 02-09-74: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, POOL AND/OR OTHER STRUCTURE OR LAND USE DEVOTED TO CIVIC, SOCIAL, RECREATION AND EDUCATION USES AND A SPECIAL EXCEPTION FOR A NURSERY SCHOOL GRANTED BY THE ZONING COMMISSIONER.

2. ZONING CASE #92-304-SPHXA: IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL, 1992, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 122 SQ.FT. TOTAL (ONE SIGN WITH 40 SQ.FT. AND ONE SIGN WITH 82 SQ.FT.) IN LIEU OF THE PERMITTED 25 SQ.FT., BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDINGS, INCLUDING SWIMMING POOLS, A VOLLEYBALL COURT, ATHLETIC FIELDS, A THEATER BUILDING, A NURSERY SCHOOL, AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL BUILDINGS AND USES, ALL IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, BE AND IS HEREBY GRANTED AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-151-X TO NO. 74-151-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-151-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BOTH COMPLETED AND PROPOSED, AS SHOWN ON PETITIONER'S EXHIBIT NO. 1, WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF, BE AND IS HEREBY GRANTED.

3. CASE #93-170-A: IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 12TH DAY OF JANUARY, 1993, THAT A VARIANCE FROM SECTIONS 409.6.A.2 AND 409.6.A.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 328 PARKING SPACES, IN LIEU OF THE REQUIRED 434, BE AND IS HEREBY GRANTED.

4. SPIRIT AND INTENT LETTER FOR CASE #92-304-SPHXA AND #93-170-A: ON MARCH 31, 1994, A SPIRIT AND INTENT REQUEST WAS APPROVED BY JOHN L. LEWIS. THE FOLLOWING IS THE CONTENT OF THE APPROVAL LETTER: THE 24 FT. X 60 FT. BUILDING ADDITION WITH FOUR PROPOSED PARKING SPACES (AS SUBSEQUENTLY DISCUSSED WITH DEVELOPER'S ENGINEER ON MARCH 30, 1994) IS APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE APPROVED ZONING PLANS. REVISED PLANS APPROVED MARCH 30, 1994, PLANS "A" AND "B" IN CASE NUMBERS 92-304-SPHXA AND 93-170-A WAVE BEEN APPROVED.

5. CASE #96-94-SPHA: IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 23RD DAY OF OCTOBER, 1996, THAT THE PETITION FOR SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 92-304-SPHXA TO REFLECT THE PROPOSED IMPROVEMENTS TO CONFIRM THAT THE 333 PARKING SPACES PROVIDED IS SUFFICIENT TO SUPPORT THE COMMUNITY BUILDINGS OR OTHER STRUCTURES DEVOTED TO CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL USES, IN ACCORDANCE WITH SECTION 409.6.A OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) AND, TO AMEND THE PARKING VARIANCE GRANTED IN PRIOR CASE NO. 93-170-A, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR THE VARIANCE SEEKING RELIEF FROM THE B.C.Z.R. AS FOLLOWS: 1) FROM SECTION 450.4.E TO PERMIT EXISTING IDENTIFICATION SIGNS OF 41 SQ.FT. (SIGN A) AND 36 SQ.FT. (SIGN D) IN LIEU OF THE MAXIMUM ALLOWED 25 SQ.FT.; 2) FROM SECTION 450.4.F TO PERMIT TWO EXISTING IDENTIFICATION SIGNS (SIGNS A AND D) TO BE LOCATED ALONG ONE FRONTAGE; 3) FROM SECTION 450.4.G TO PERMIT EXISTING IDENTIFICATION SIGN HEIGHTS OF 7'-6" (SIGNS A AND D) AND 6'-8" (SIGN B) IN LIEU OF THE MAXIMUM ALLOWED 6' FOR EACH AND FROM SECTION 450.4.G TO PERMIT AN EXISTING CHANGEABLE COPY SIGN HEIGHT OF 6'-2" IN LIEU OF THE MAXIMUM ALLOWED 6' (SIGN C), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED.

6. ON FEBRUARY 6, 2007, THE ZONING OFFICE APPROVED A SPIRIT AND INTENT REQUEST FOR CASE NO. 96-94-SPHA, TO REPLACE THE FOUR EXISTING FREESTANDING SIGNS AT THE GWYNNBROOK ROAD ENTRANCE WITH ONE FREESTANDING SIGN HAVING A TOTAL SIGN AREA OF 55 SQUARE FEET AND A MAXIMUM HEIGHT OF 7'-6". THE REQUEST FOR A SECOND FREESTANDING SIGN AT THE GARRISON FOREST ROAD/ASSOCIATED WAY ENTRANCE WAS DETERMINED TO BE A MATERIAL CHANGE TO THE SITE PLAN REQUIRING A NEW VARIANCE.

DEVELOPMENT HISTORY

A CRG PLAN WAS APPROVED ON 11/29/90 (FDM NO. IV-346).
A DEVELOPMENT PLAN WAS APPROVED ON 12/10/92 (#22482)
A DRC LIMITED EXEMPTION WAS APPROVED ON 5/6/96 (#050066E)
A DEVELOPMENT PLAN WAS APPROVED ON 10/22/97 (#050066E)
A DRC REFINEMENT WAS APPROVED ON 8/3/98 (#050066A)
A DEVELOPMENT PLAN WAS APPROVED ON 1/28/03 (FDM NO. IV-346)
A FIRST AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/29/03 (#050803E)
A SECOND AMENDED DEVELOPMENT PLAN WAS APPROVED ON 8/12/04 (#040504B)
A THIRD AMENDED DEVELOPMENT PLAN WAS APPROVED ON 9/2/06 (#051506B)

PLAN TO ACCOMPANY VARIANCE PETITION

JEWISH COMMUNITY CENTER WEINBERG CAMPUS

3506 GWYNNBROOK AVENUE
2ND COUNCILMANIC DISTRICT/4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE (IN FEET)
1 inch = 200 ft.

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
No. 13281
April 17, 2007

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY

SCALE: AS SHOWN
DATE: 4/17/2007
JOB NO.: 2006119
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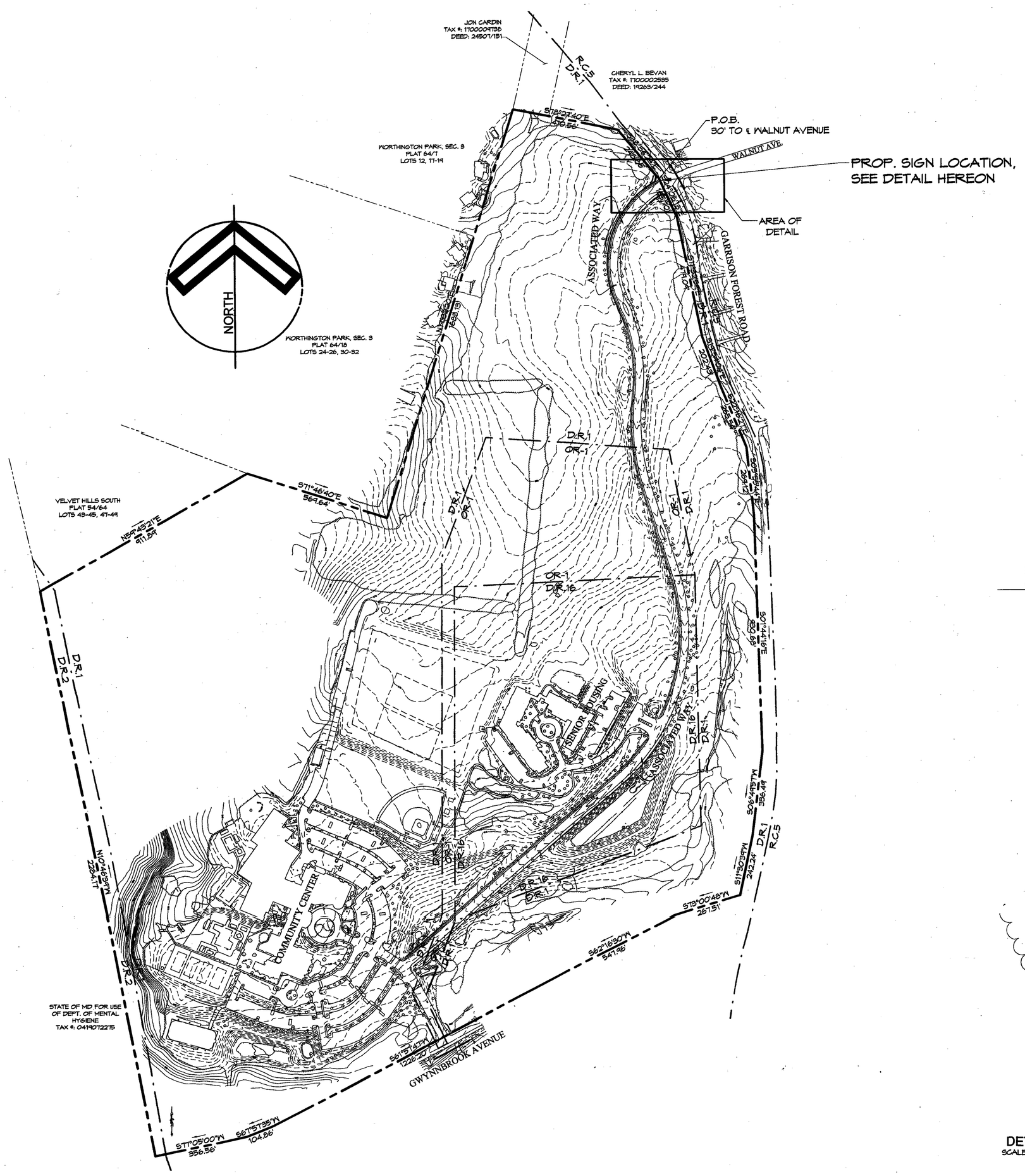
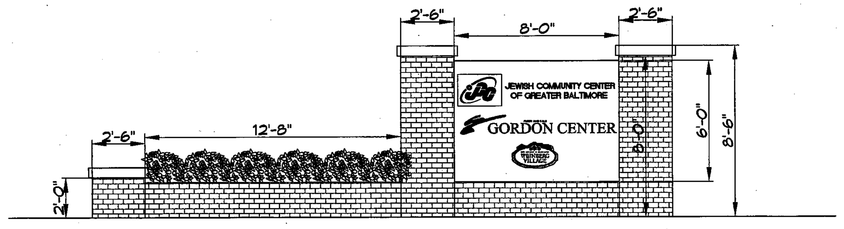
DRAWN: LBF
CHECKED: JMF
FILE: 2006119 ZON.dwg
DRAWING NUMBER: ZON-1
SHEET 1 OF 1

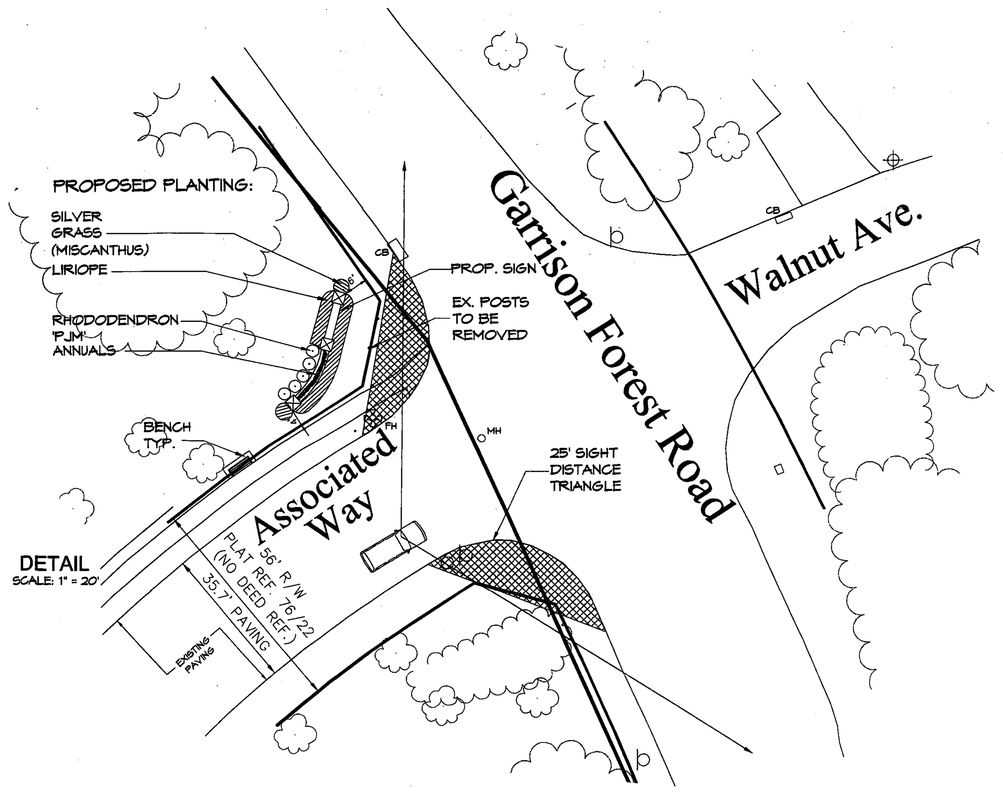
475



PLAN
SCALE: 1" = 200'



ELEVATION OF SIGN AT GARRISON FOREST ROAD
SCALE: 1/4" = 1'-0"

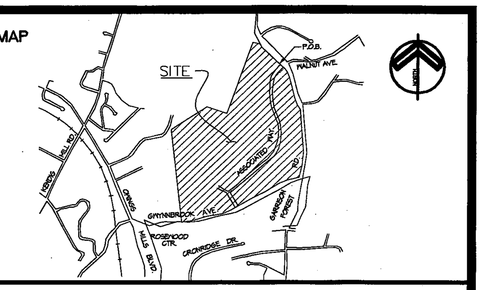


DETAIL
SCALE: 1" = 20'

475

VICINITY MAP

SCALE: 1"=2000'



GENERAL NOTES

1. OWNER:
   ASSOCIATED JEWISH CHARITIES OF BALTIMORE
   101 MT. ROYAL AVENUE
   BALTIMORE, MD 21201

2. SITE DATA:
   TAX ACCOUNT NO. - 0416073025
   DEED REFERENCE - 16149/33
   TAX MAP NO. 46, PARCEL 247
   SITE AREA - 19.4862 AC.

3. ZONED DR-1 DR-16 AND OR-1, ZONING MAP NO. 4NE3 AND 5SE1

4. EXISTING AND PROPOSED USE: COMMUNITY CENTER AND SENIOR HOUSING

5. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

6. THERE ARE 100-YEAR FLOODPLAINS ON THIS SITE. FLOODPLAIN AREAS ARE NOT IN THE VICINITY OF THE PROPOSED SIGN.

7. THIS SITE IS NOT IN A HISTORIC SITE OR DISTRICT.

8. ZONING HISTORY: [SEE BELOW]

9. DEVELOPMENT HISTORY: [SEE BELOW]

ZONING HISTORY

1. 02-05-74: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, POOL AND/OR OTHER STRUCTURE OR LAND USE DEVOTED TO CIVIC, SOCIAL RECREATION AND EDUCATION USES AND A SPECIAL EXCEPTION FOR A NURSERY SCHOOL GRANTED BY THE ZONING COMMISSIONER.

2. ZONING CASE #92-304-SPHXA: IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL, 1992, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 122 SQ.FT. TOTAL (ONE SIGN WITH 40 SQ.FT. AND ONE SIGN WITH 82 SQ.FT.) IN LIEU OF THE PERMITTED 25 SQ.FT., BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDINGS, INCLUDING SWIMMING POOLS, A VOLLEYBALL COURT, ATHLETIC FIELDS, A THEATER BUILDING, A NURSERY SCHOOL, AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL BUILDINGS AND USES, ALL IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, BE AND IS HEREBY GRANTED AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-157-X TO NO. 74-157-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-157-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BOTH COMPLETED AND PROPOSED, AS SHOWN ON PETITIONER'S EXHIBIT NO. 1, WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF, BE AND IS HEREBY GRANTED.

3. CASE #93-170-A: IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 12TH DAY OF JANUARY, 1993, THAT A VARIANCE FROM SECTIONS 409.6.A.2 AND 409.6.A.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 329 PARKING SPACES, IN LIEU OF THE REQUIRED 439, BE AND IS HEREBY GRANTED.

4. SPIRIT AND INTENT LETTER FOR CASE #92-304-SPHXA AND #93-170-A: ON MARCH 31, 1994, A SPIRIT AND INTENT REQUEST WAS APPROVED BY JOHN L. LEWIS. THE FOLLOWING IS THE CONTENT OF THE APPROVAL LETTER: THE 24 FT. X 60 FT. BUILDING ADDITION WITH FOUR PROPOSED PARKING SPACES (AS SUBSEQUENTLY DISCUSSED WITH DEVELOPER'S ENGINEER ON MARCH 30, 1994) IS APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE APPROVED ZONING PLANS. REVISED PLANS APPROVED MARCH 30, 1994, PLANS "A" AND "B" IN CASE NUMBERS 92-304-SPHXA AND 93-170-A HAVE BEEN APPROVED.

5. CASE #99-44-SPHA: IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 28RD DAY OF OCTOBER, 1998, THAT THE PETITION FOR SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 92-304-SPHXA TO REFLECT THE PROPOSED IMPROVEMENTS TO CONFIRM THAT THE 333 PARKING SPACES PROVIDED IS SUFFICIENT TO SUPPORT THE COMMUNITY BUILDINGS OR OTHER STRUCTURES DEVOTED TO CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL USES, IN ACCORDANCE WITH SECTION 409.6.A OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) AND, TO AMEND THE PARKING VARIANCE GRANTED IN PRIOR CASE NO. 93-170-A, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR THE VARIANCE SEEKING RELIEF FROM THE B.C.Z.R. AS FOLLOWS: 1) FROM SECTION 450.A.E TO PERMIT EXISTING IDENTIFICATION SIGNS OF 41 SQ.FT. (SIGN A) AND 36 SQ.FT. (SIGN D) IN LIEU OF THE MAXIMUM ALLOWED 25 SQ.FT.; 2) FROM SECTION 450.A.F TO PERMIT TWO EXISTING IDENTIFICATION SIGNS (SIGNS A AND D) TO BE LOCATED ALONG ONE FRONTAGE; 3) FROM SECTION 450.4.G TO PERMIT EXISTING IDENTIFICATION SIGN HEIGHTS OF 7'-6" (SIGNS A AND D) AND 6'-6" (SIGN B) IN LIEU OF THE MAXIMUM ALLOWED 6' FOR EACH* AND FROM SECTION 450.4.G TO PERMIT AN EXISTING CHANGEABLE COPY SIGN HEIGHT OF 6'-2" IN LIEU OF THE MAXIMUM ALLOWED 6' (SIGN C), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED.

6. ON FEBRUARY 8, 2007, THE ZONING OFFICE APPROVED A SPIRIT AND INTENT REQUEST FOR CASE NO. 99-44-SPHA, TO REPLACE THE FOUR EXISTING FREESTANDING SIGNS AT THE GWYNNBROOK ROAD ENTRANCE WITH ONE FREESTANDING SIGN HAVING A TOTAL SIGN AREA OF 99 SQUARE FEET AND A MAXIMUM HEIGHT OF 7'-6". THE REQUEST FOR A SECOND FREESTANDING SIGN AT THE GARRISON FOREST ROAD/ASSOCIATED WAY ENTRANCE WAS DETERMINED TO BE A MATERIAL CHANGE TO THE SITE PLAN REQUIRING A NEW VARIANCE.

DEVELOPMENT HISTORY

A CRG PLAN WAS APPROVED ON 11/29/90 (PDM NO. IV-396).
A DEVELOPMENT PLAN WAS APPROVED ON 12/10/92 (WP22432)
A DRC LIMITED EXEMPTION WAS APPROVED ON 5/6/96 (WSC066E)
A DEVELOPMENT PLAN WAS APPROVED ON 10/20/97 (WSC066E)
A DRC REFINEMENT WAS APPROVED ON 8/3/98 (WSC066A)
A DEVELOPMENT PLAN WAS APPROVED ON 1/26/03 (PDM NO. IV-396)
A FIRST AMENDED DEVELOPMENT PLAN WAS APPROVED ON 3/26/03 (WSC0503E)
A SECOND AMENDED DEVELOPMENT PLAN WAS APPROVED ON 8/12/04 (WSC0504B)
A THIRD AMENDED DEVELOPMENT PLAN WAS APPROVED ON 9/2/06 (WSC1306B)

PLAN TO ACCOMPANY VARIANCE PETITION

JEWISH COMMUNITY CENTER WEINBERG CAMPUS

3506 GWYNNBROOK AVENUE
2ND COUNCILMANIC DISTRICT/4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

200 0 100 200 400 600
GRAPHIC SCALE (IN FEET)
1 inch = 200 ft.

STATE OF MARYLAND
JAMES WILLIAM LEWIS
No. 13393
PROFESSIONAL ENGINEER
April 17, 2007

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY

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DESIGNED: TNW
DRAWN: LBF
CHECKED: JMF
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DRAWING NUMBER: ZON-1
SHEET 1 OF 1

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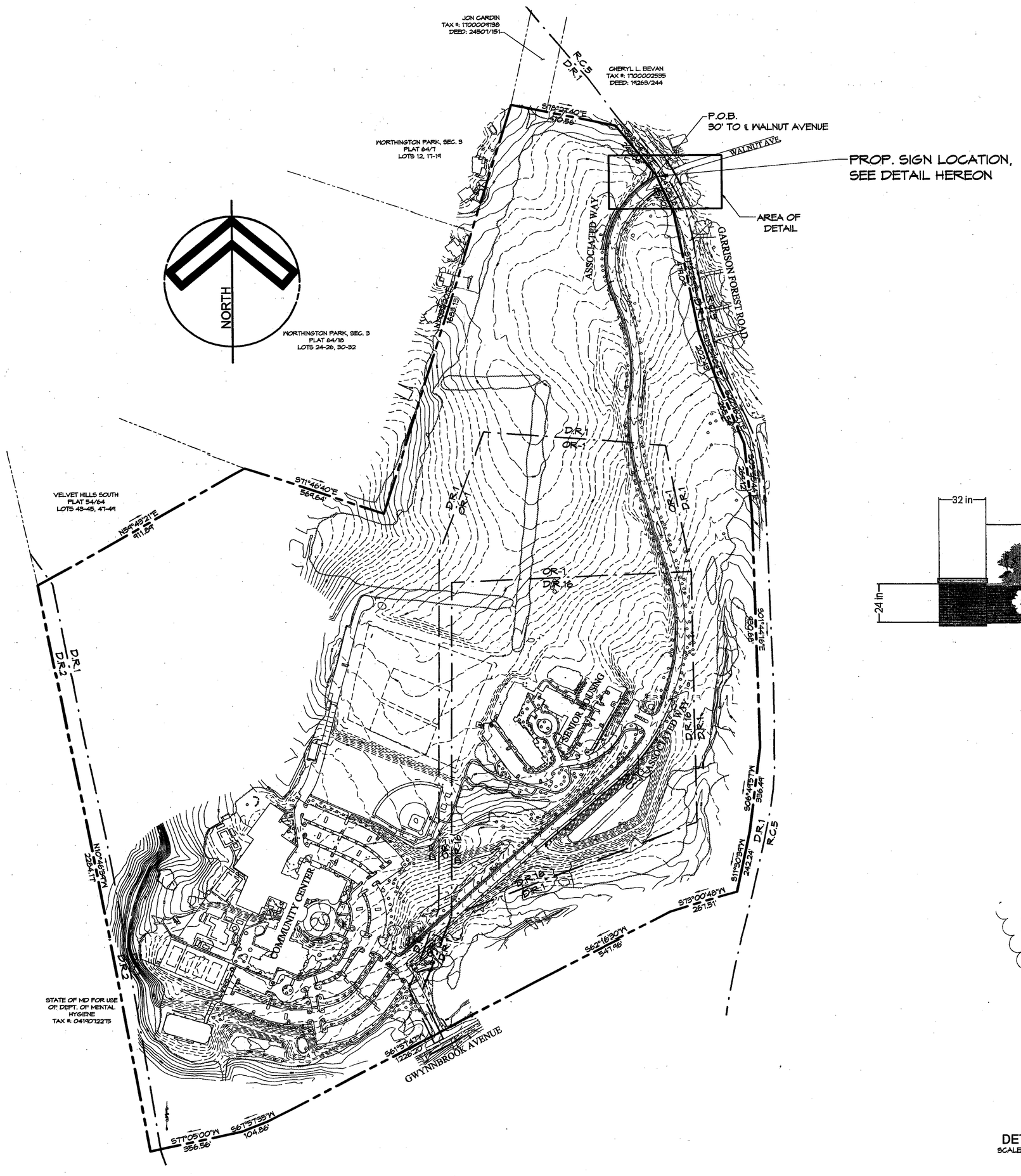

PLAN
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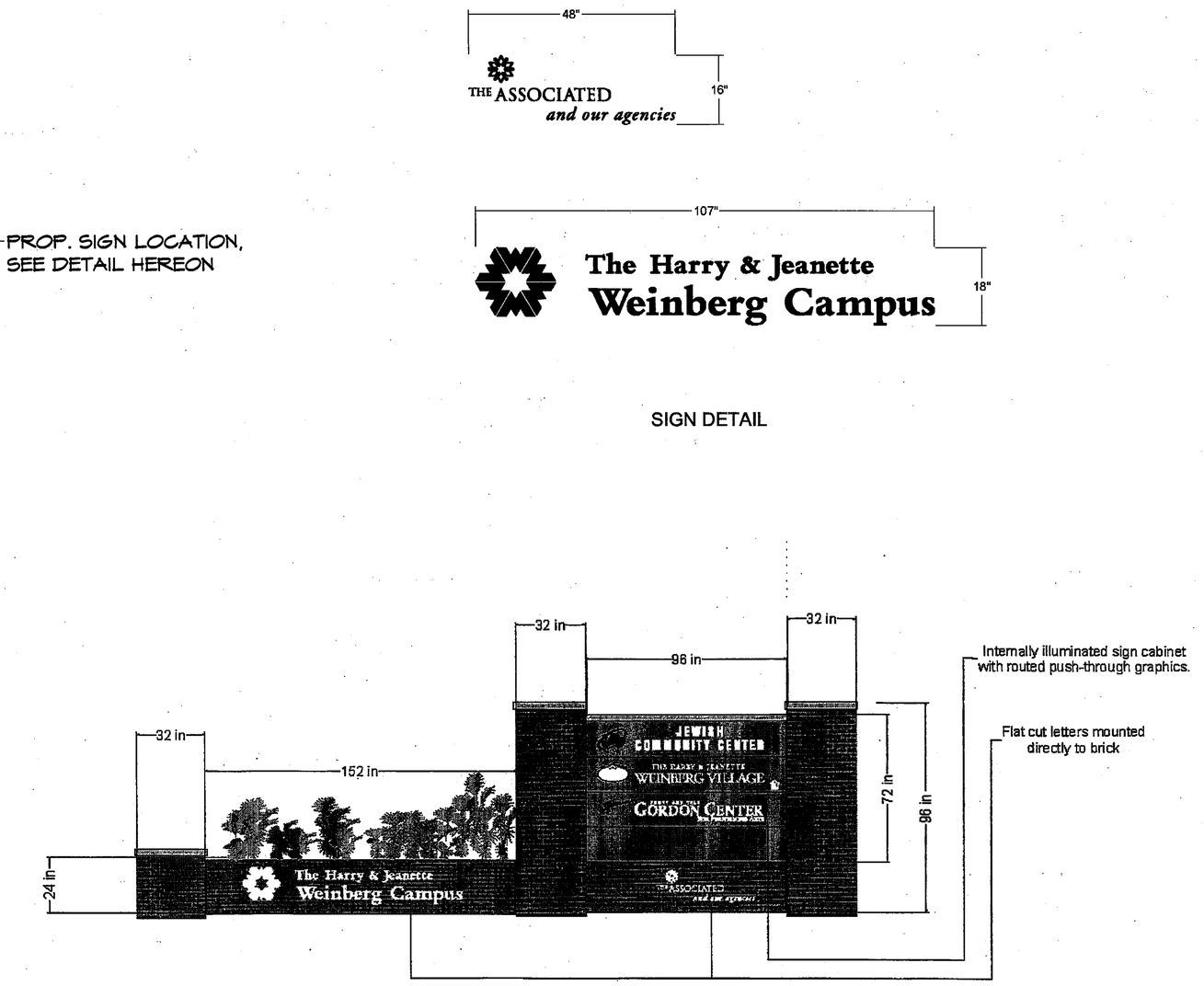
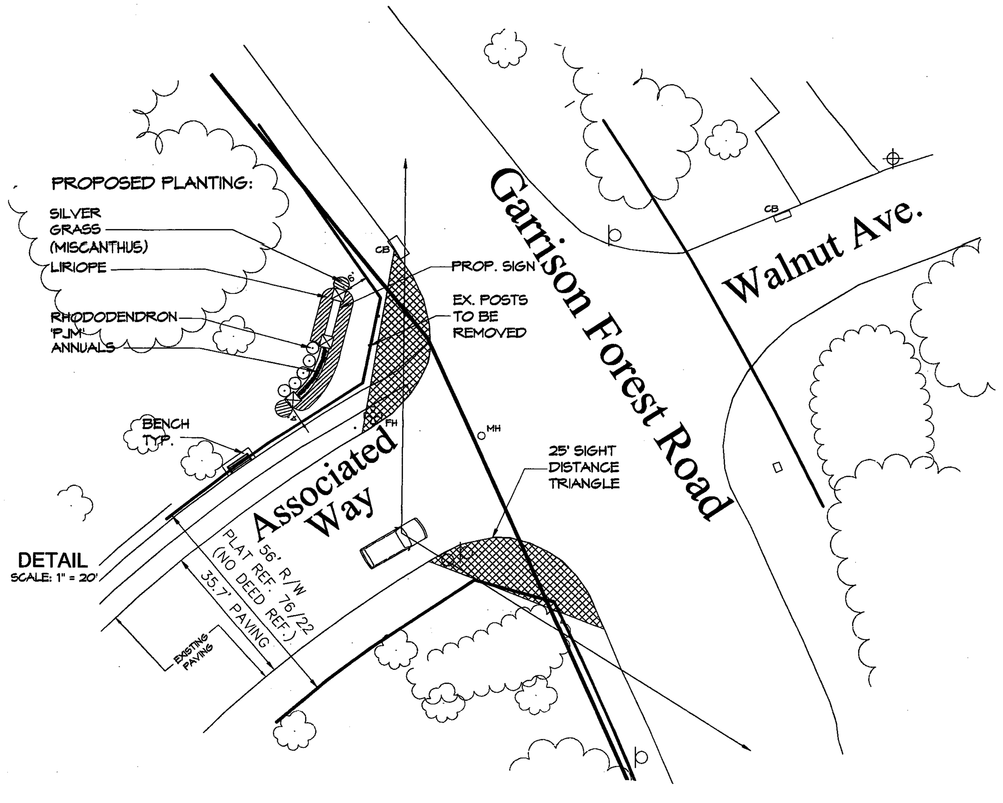


SIGN DETAIL

ELEVATION OF SIGN AT GARRISON FOREST ROAD
TOTAL SQUARE FOOTAGE OF SINGLE PROPOSED SIGN - 84.33 SQUARE FEET



DETAIL
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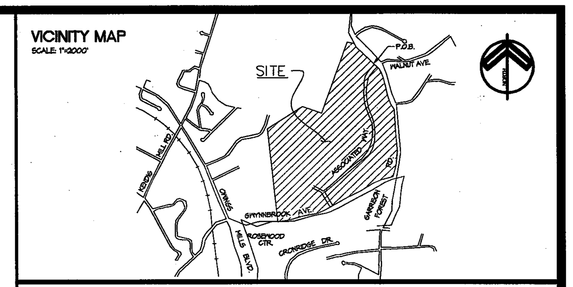

GENERAL NOTES

1. OWNER:
   ASSOCIATED JEWISH CHARITIES OF BALTIMORE
   101 MT. ROYAL AVENUE
   BALTIMORE, MD 21201

2. SITE DATA:
   TAX ACCOUNT NO. - 0416075025
   DEED REFERENCE - 6648/33
   TAX MAP NO. 46, PARCEL 247
   SITE AREA - 49.4362 AC.

3. ZONED DR-1 DR-16 AND OR-1, ZONING MAP NO. 4NBS AND 5NBS

4. EXISTING AND PROPOSED USE: COMMUNITY CENTER AND SENIOR HOUSING

5. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.

6. THERE ARE 100-YEAR FLOODPLAINS ON THIS SITE. FLOODPLAIN AREAS ARE NOT IN THE VICINITY OF THE PROPOSED SIGN.

7. THIS SITE IS NOT IN A HISTORIC SITE OR DISTRICT.

8. ZONING HISTORY: [SEE BELOW]

9. DEVELOPMENT HISTORY: [SEE BELOW]

ZONING HISTORY

1. 02-09-74: SPECIAL EXCEPTION FOR A COMMUNITY BUILDING, POOL AND/OR OTHER STRUCTURE OR LAND USE DEVOTED TO CIVIC, SOCIAL, RECREATION AND EDUCATION USES AND A SPECIAL EXCEPTION FOR A NURSERY SCHOOL GRANTED BY THE ZONING COMMISSIONER.

2. ZONING CASE #93-304-SPHXA: IT IS ORDERED BY THE ZONING COMMISSIONER FOR BALTIMORE COUNTY, THIS 14TH DAY OF APRIL, 1993, THAT A VARIANCE FROM SECTION 413.1.E OF THE B.C.Z.R. TO PERMIT TWO DIRECTIONAL OR INFORMATIONAL SIGNS OF 122 SQ.FT. TOTAL (ONE SIGN WITH 40 SQ.FT. AND ONE SIGN WITH 82 SQ.FT.) IN LIEU OF THE PERMITTED 25 SQ.FT., BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL EXCEPTION TO PERMIT COMMUNITY BUILDINGS, INCLUDING SWIMMING POOLS, A VOLLEYBALL COURT, ATHLETIC FIELDS, A THEATER BUILDING, A NURSERY SCHOOL, AND OTHER SIMILAR CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL BUILDINGS AND USES, ALL IN ACCORDANCE WITH PETITIONER'S EXHIBIT NO. 1, BE AND IS HEREBY GRANTED AND IT IS FURTHER ORDERED THAT THE PETITION FOR SPECIAL HEARING TO AMEND THE ORDER IN ZONING CASE NO. 74-157-X TO NO. 74-157-X, MODIFY THE BOUNDARIES OF THE SPECIAL EXCEPTION GRANTED IN CASE NO. 74-157-X, TO APPROVE ADDITIONAL USES, EXPANSION AND IMPROVEMENTS ON THE SUBJECT SITE, BOTH COMPLETED AND PROPOSED, AS SHOWN ON PETITIONER'S EXHIBIT NO. 1, WHICH IS INCORPORATED HEREIN AND MADE A PART HEREOF, BE AND IS HEREBY GRANTED.

3. CASE #93-170-A: IT IS ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY THIS 12TH DAY OF JANUARY, 1993, THAT A VARIANCE FROM SECTIONS 409.6.A.2 AND 409.6.A.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) TO PERMIT 324 PARKING SPACES, IN LIEU OF THE REQUIRED 494, BE AND IS HEREBY GRANTED.

4. SPIRIT AND INTENT LETTER FOR CASE #93-304-SPHXA AND #93-170-A: ON MARCH 31, 1994, A SPIRIT AND INTENT REQUEST WAS APPROVED BY JOHN L. LEWIS. THE FOLLOWING IS THE CONTENT OF THE APPROVAL LETTER: THE 24 FT. X 60 FT. BUILDING ADDITION WITH FOUR PROPOSED PARKING SPACES (AS SUBSEQUENTLY DISCUSSED WITH DEVELOPER'S ENGINEER ON MARCH 30, 1994) IS APPROVED AS BEING WITHIN THE SPIRIT AND INTENT OF THE APPROVED ZONING PLANS. REVISED PLANS APPROVED MARCH 30, 1994, PLANS "A" AND "B" IN CASE NUMBERS 93-304-SPHXA AND 93-170-A HAVE BEEN APPROVED.

5. CASE #99-54-SPHA: IT IS ORDERED BY THE DEPUTY ZONING COMMISSIONER FOR BALTIMORE COUNTY THIS 23RD DAY OF OCTOBER, 1998, THAT THE PETITION FOR SPECIAL HEARING TO APPROVE AN AMENDMENT TO THE PREVIOUSLY APPROVED SITE PLAN IN CASE NO. 93-304-SPHXA TO REFLECT THE PROPOSED IMPROVEMENTS TO CONFIRM THAT THE 393 PARKING SPACES PROVIDED IS SUFFICIENT TO SUPPORT THE COMMUNITY BUILDINGS OR OTHER STRUCTURES DEVOTED TO CIVIC, SOCIAL, RECREATIONAL AND/OR EDUCATIONAL USES, IN ACCORDANCE WITH SECTION 409.6.A OF THE BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.) AND, TO AMEND THE PARKING VARIANCE GRANTED IN PRIOR CASE NO. 93-170-A, IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED AND, IT IS FURTHER ORDERED THAT THE PETITION FOR THE VARIANCE SEEKING RELIEF FROM THE B.C.Z.R. AS FOLLOWS: 1) FROM SECTION 450.4.E TO PERMIT EXISTING IDENTIFICATION SIGNS OF 41 SQ.FT. (SIGN A) AND 36 SQ.FT. (SIGN D) IN LIEU OF THE MAXIMUM ALLOWED 25 SQ.FT.; 2) FROM SECTION 450.4.F TO PERMIT TWO EXISTING IDENTIFICATION SIGNS (SIGNS A AND D) TO BE LOCATED ALONG ONE FRONTAGE; 3) FROM SECTION 450.4.G TO PERMIT EXISTING IDENTIFICATION SIGN HEIGHTS OF 7'-6" (SIGNS A AND D) AND 6'-9" (SIGN B) IN LIEU OF THE MAXIMUM ALLOWED 6' FOR EACH" AND FROM SECTION 450.4.G TO PERMIT AN EXISTING CHANGEABLE COPY SIGN HEIGHT OF 6'-2" IN LIEU OF THE MAXIMUM ALLOWED 6' (SIGN C), IN ACCORDANCE WITH PETITIONER'S EXHIBIT 1, BE AND IS HEREBY GRANTED.

6. ON FEBRUARY 6, 2007, THE ZONING OFFICE APPROVED A SPIRIT AND INTENT REQUEST FOR CASE NO. 99-54-SPHA, TO REPLACE THE FOUR EXISTING FREESTANDING SIGNS AT THE GWYNNBROOK ROAD ENTRANCE WITH ONE FREESTANDING SIGN HAVING A TOTAL SIGN AREA OF 85 SQUARE FEET AND A MAXIMUM HEIGHT OF 7'-6". THE REQUEST FOR A SECOND FREESTANDING SIGN AT THE GARRISON FOREST ROAD/ASSOCIATED WAY ENTRANCE HAS DETERMINED TO BE A MATERIAL CHANGE TO THE SITE PLAN REQUIRING A NEW VARIANCE.

DEVELOPMENT HISTORY

A CRG PLAN WAS APPROVED ON 11/24/90 (PDM NO. IV-396).
A DEVELOPMENT PLAN WAS APPROVED ON 12/10/92 (#92245X).
A DRC LIMITED EXEMPTION WAS APPROVED ON 5/6/96 (#95066E)
A DEVELOPMENT PLAN WAS APPROVED ON 10/20/97 (#96046E)
A DRC REFINEMENT WAS APPROVED ON 5/3/98 (#98038A)
A DEVELOPMENT PLAN WAS APPROVED ON 1/26/03 (PDM NO. IV-396)
A FIRST AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/24/03 (#05058X)
A SECOND AMENDED DEVELOPMENT PLAN WAS APPROVED ON 8/12/04 (#04050XB)
A THIRD AMENDED DEVELOPMENT PLAN WAS APPROVED ON 5/2/06 (#05150XB)

PLAN TO ACCOMPANY VARIANCE PETITION

THE HARRY AND JEANETTE WEINBERG CAMPUS

3506 GWYNNBROOK AVENUE
2ND COUNCILMANIC DISTRICT/4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

200 0 100 200 400 600
GRAPHIC SCALE (IN FEET)
1 inch = 200 ft.

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 13281
7/5/07

Colbert Matz Rosenfelt, Inc.
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
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Facsimile: (410) 653-7953

NO.	DATE	REVISIONS:	BY

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DATE: 7/5/2007
JOB NO.: 2006119
DESIGNED: TNW
DRAWN: LBF
CHECKED: JMF
FILE: 2006119 NEW ZON 0626.dwg
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SHEET 1 OF 1

07-475-A
REVISED