

M E M O R A N D U M

DATE: February 14, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0485-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on February 13, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(6615 Baythorne Road) *

3rd Election District *

2nd Council District *

Havkim, LLC, *Legal Owner* *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Petitioner *

Case No. 2019-0485-SPHA

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

Now pending is a Motion for Reconsideration of the December 13, 2019 Order issued in the above case. That Order granted with conditions both the Petitions for Special Hearing and Variance. Specifically, the Petition for Special Hearing sought relief from Section 1B01.1.B.1.g(6) of the Baltimore County Zoning Regulations ("BCZR") to permit a building for religious practice with a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with Residential Transition Area ("RTA") use requirements, will be maintained and the plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. In addition, the Petition for Variance sought relief from Sections 409.6, 1B01.2.C.1, 1B01.1.B.1.e(3) and 1B01.1.B.1.e(5) of the BCZR to: (1) to permit 2 parking spaces in lieu of the required 3 spaces; (2) to permit a front setback of 35 ft. front yard in lieu of the required 50 ft. for a non-residential building, and a street corner side yard of 34 ft. in lieu of the required 35 ft.; (3) to permit an RTA undisturbed buffer of 0 ft. in lieu of the required 50 ft.; and (4) to permit an RTA structure or parking lot setback of a minimum of 34 ft. in lieu of the required 75 ft.,

On January 8, 2020, a timely Motion for Reconsideration was filed by Paul Abrams, a protestant who attended the hearing and voiced his concerns. I appreciate Mr. Abrams' passionate

ORDER RECEIVED FOR FILING

Date 1/14/2020

By Sen

interest in his neighborhood, and the time he has taken to attend the Hearing and to prepare and file the Motion for Reconsideration. However, many of the issues raised in the Motion are beyond the scope of the Hearing and beyond the scope of the Administrative Law Judge's power and authority. The rest of the issues raised in the Motion are simply a rehash of the testimony that Mr. Abrams gave at the Hearing and do not change my view of the case.

THEREFORE, IT IS ORDERED this 14th day of **January, 2020**, by this Administrative Law Judge, that the Motion for Reconsideration is hereby DENIED.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM/sln

ORDER RECEIVED FOR FILING

Date 1/14/2020

By sen

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(6615 Baythorne Road) *

3rd Election District *

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Havkim, LLC, *Legal Owner* *

Petitioner *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2019-0485-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of Petitions for Special Hearing and Variance filed on behalf of Havkim, LLC, legal owner (“Petitioner”). The Special Hearing was filed pursuant to Section 1B01.1.B.1g(6) of the Baltimore County Zoning Regulations (“BCZR”) to permit a building for religious practice with a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with Residential Transition Area (“RTA”) use requirements, will be maintained and that the plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. In addition, a Petition for Variance was filed pursuant to §§ 409.6, 1B01.2.C.1, 1B01.1.B.1.e(3) and 1B01.1.B.1.e(5) as follows: (1) to permit 2 parking spaces in lieu of the required 3 spaces; (2) to permit a front setback of 35 ft. front yard in lieu of the required 50 ft. for a non-residential building, and a street corner side yard of 34 ft. in lieu of the required 35 ft.; (3) to permit an RTA undisturbed buffer of 0 ft. in lieu of the required 50 ft.; and (4) to permit an RTA structure or parking lot setback of a minimum of 34 ft. in lieu of the required 75 ft. A site plan was marked and accepted into evidence as Petitioner’s Exhibit 1.

Shlomo Rosenbaum appeared in support of the requests. Herbert Burgunder, III, Esq. represented Petitioner. A letter of opposition from James J. Buchwalter, who resides at 6603

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Date 12/13/19

By Sen

Baythorne Road, was submitted in advance of the hearing. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee ("ZAC") comment was received from the Department of Planning ("DOP"). Two protestants, Barbara Gruber, and Paul Abrams attended the hearing.

SPECIAL HEARING

Mr. Rosenbaum testified that the proposed mikvah will serve the surrounding community and will particularly benefit those who are in closer proximity to this location than the main mikvah on Clark's Lane in Pikesville. He explained that the exterior of the structure will remain the same, except for the one story addition enclosing the existing patio on the rear of the structure. He stressed that there will be no signage identifying the mikvah and that it will continue to look just like a residence and blend in to the existing neighborhood. He further explained that no vehicular traffic will be generated by this use, other than cleaning and maintenance crews because the users are required by their faith to walk to the mikvah. As such, the proposed mikvah will not exacerbate the traffic or parking conditions in the neighborhood. He testified that they currently have no vehicular traffic associated with the main mikvah. Finally, he testified that this proposed mikvah will be open only on Fridays after sunset, and on approximately ten religious holidays a year. Rosenbaum estimates that they will serve 8 to 10 persons on those Friday evenings.

The protestants, Ms. Gruber and Mr. Abrams, voiced skepticism regarding Mr. Rosenbaum's testimony that the mikvah would not generate any further traffic in the area. They both described traffic from out of the area and from out of state that is generated by the existence of synagogues and ancillary religious buildings in the County. They testified that the traffic conditions on Smith Avenue in particular are already particularly dangerous, and they described several recent incidents where pedestrians have been hit by cars. Mr. Rosenbaum stated that he is ready and

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willing to work in good faith with the relevant County agencies to install any and all appropriate traffic calming devices in the area as he is also concerned for the safety of those walking to the mikvah.

Based on the record evidence I am satisfied that the use of this property as a mikvah, as depicted in the site plan and described by Mr. Rosenbaum complies to the extent possible with the RTA requirements. I further find that this non-intensive use will be compatible with the character and general welfare of the surrounding residential premises. I do not believe that the proposed mikvah will exacerbate the existing parking or traffic conditions, which were the only concerns raised by the protestants.

VARIANCE

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The lot in question is a somewhat irregularly shaped lot. Further, the residential structure is sited to the right of center on the lot, presumably so as to be set back farther from Smith Avenue which borders it on the north. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because there is not sufficient space on the lot to create a third parking place or to construct the mikvah. In fact, I believe the mikvah, which will be open less than seventy days a year (Friday evenings and approximately ten Jewish holidays), will likely generate less traffic, noise, congestion, and parking issues than an average residence would. Finally, I find that the variance can be granted in harmony with the spirit and

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intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the lack of County opposition.

THEREFORE, IT IS ORDERED this 13th day of **December, 2019**, by this Administrative Law Judge, that the Petition for Special Hearing to permit a building for religious practice with a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with Residential Transition Area ("RTA") use requirements, will be maintained and the plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance: (1) to permit 2 parking spaces in lieu of the required 3 spaces; (2) to permit a front setback of 35 ft. front yard in lieu of the required 50 ft. for a non-residential building, and a street corner side yard of 34 ft. in lieu of the required 35 ft.; (3) to permit an RTA undisturbed buffer of 0 ft. in lieu of the required 50 ft.; and (4) to permit an RTA structure or parking lot setback of a minimum of 34 ft. in lieu of the required 75 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at his own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must comply with the ZAC comment submitted by the DOP, a copy of which is attached hereto and made a part hereof.
3. The mikvah shall operate only on Fridays after sundown and on Jewish holidays.

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By Sen

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING

Date 12/13/19

By sen



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6615 Baythorne Road which is presently zoned DR-3.5
Deed References: 37329/496 10 Digit Tax Account # 0302024090
Property Owner(s) Printed Name(s) Havkim, LLC

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. X a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
See Attached

2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X 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 below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print _____

Signature _____

Mailing Address _____ City _____ State _____

Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Herbert Burgunder III

Name- Type or Print _____

Signature _____

901 Dulaney Valley Road, Suite 500 Towson, MD
Mailing Address _____ City _____ State _____

22104 / 410-664-6500 / hb3@pklaw.com
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Havkim, LLC /
Name #1 - Type or Print _____ Name #2 - Type or Print _____

Signature #1 Eliot Abramson member Signature #2 _____

6618 Wickfield Road Baltimore MD
Mailing Address _____ City _____ State _____

21209 / / abramson.elliott@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print _____

Signature _____

30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address _____ City _____ State _____

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0485504A Filing Date 10/9/19

Do Not Schedule Dates: _____ Reviewer gr

REV. 10/4/11

Zoning Relief for 6615 Baythorne Road

Special Hearing:

Per Section 1B01.1.B.1.g(6) to permit a building for religious practice with a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and the plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.

Variance:

Per Section 409.6 to permit 2 parking spaces in lieu of the required 3 spaces

Or In The Alternative to the Special Hearing Above variances per the following:

Per Section 1B01.2.C.1.a to permit a front setback of 35' front yard in lieu of the required 50' for a non-residential building, and a street corner side yard of 34' in lieu of the required 35'.

Per Section 1B01.1.B.1.e(3) to permit an RTA undisturbed buffer of 0' in lieu of the required 50'

Per Section 1B01.1.B.1.e(5) to permit an RTA structure or parking lot setback of a minimum of 34' in lieu of the required 75'

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

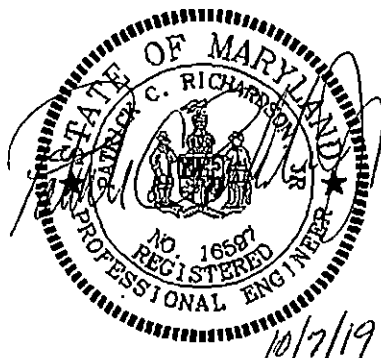
410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION FOR
6615 BAYTHORNE ROAD
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the East side of Baythorne Road (50' R.O.W.) and on the south side of the intersection of Smith Avenue (50' R.O.W.)

Being Lot #1, Block C, in the Subdivision known as Ranchleigh Plat-1, as recorded in the land records of Baltimore County in Plat Book #19, Folio #11.

Containing a net area of 20,444 square feet, or 0.47 acres of land, more or less.



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND. LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2021

2019-0485



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 6615 Baythorne Road which is presently zoned DR-3.5
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Herbert Burgunder III
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901 Dulaney Valley Road, Suite 500 Towson, MD
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22104 / 410-664-6500 / hb3@pklaw.com
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Havkim, LLC / _____
 Name #1 - Type or Print _____ Name #2 - Type or Print _____
Ellen Abramson member
 Signature #1 _____ Signature #2 _____
6618 Wickfield Road Baltimore MD
 Mailing Address _____ City _____ State _____
21209 / _____ / abramson.elliott@gmail.com
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 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0485-S044 Filing Date 10/9/19

Do Not Schedule Dates: _____ Reviewer GO

REV. 10/4/11

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Timonium, Maryland 21093

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

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3RD ELECTION DISTRICT
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PREPARED OR APPROVED BY ME, AND THAT I AM A DULY
LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2021

PM 12-6-19
1:30 PM

Debra Wiley

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Wednesday, December 4, 2019 12:37 AM
To: Rick Richardson; Administrative Hearings
Subject: Recertification's For 2019-0485-SPHA
Attachments: Re-Cert 1 2019-0485-SPHA.doc; Re-Cert 2 2019-0485-SPHA.doc; Re-Cert 3 2019-0485-SPHA.doc; Re-Cert 4 2019-0485-SPHA.doc; Re-Cert Groups 1 & 2 2019-0485-SPHA.doc

CAUTION: This message from 1opie@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Recertification's for 6615 Baythorne Road. Thanks.



CERTIFICATE OF POSTING

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

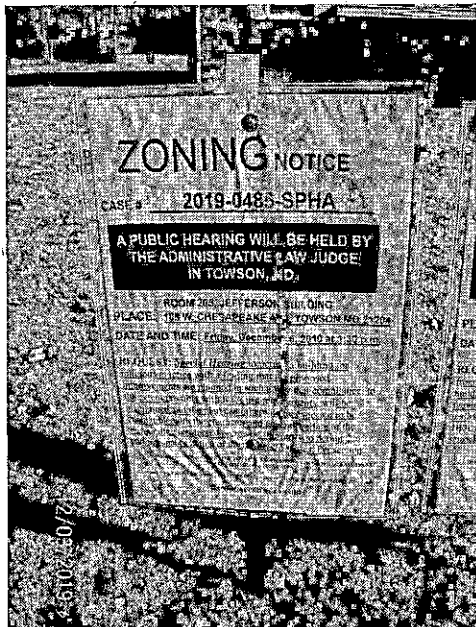
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6615 Baythorne Road

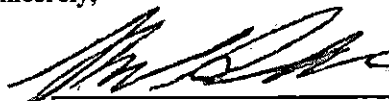
SIGN 1 Recertification

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 December 3, 2019
(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

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

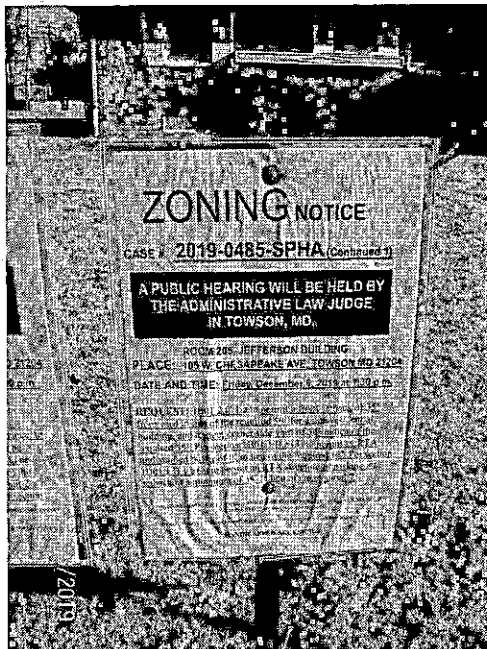
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6615 Baythorne Road

SIGN 2 Recertification

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

December 3, 2019

(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

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

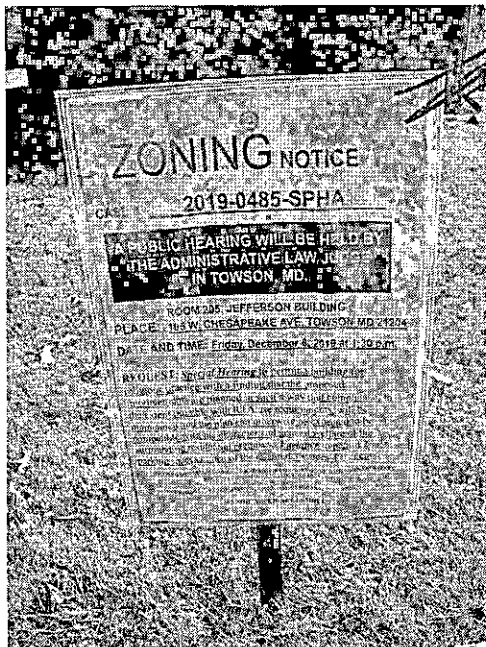
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6615 Baythorne Road

SIGN 3 Recertification

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

December 3, 2019

(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

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

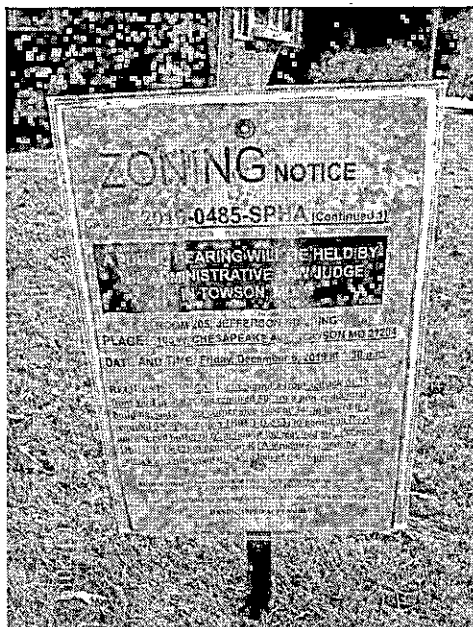
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6615 Baythorne Road

SIGN 4 Recertification

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

December 3, 2019

(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)

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **183807**

PAID RECEIPT

Date: **10/7/19**

BUSINESS ACTUAL TIME DRW
 10/08/2019 10/07/2019 09:20:49 5

REG 0505 WALKIN LRB
 >>RECEIPT # 036703 10/07/2019 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub.Obj	Dept	Obj	BS Acct	Amount
001	800	0000		6150					1000

528 ZONING VERIFICATION

LR 03 183807

Rec'd Tot \$ 1,000.00

1,000.00 CK 100.00 CA

Baltimore County, Maryland

Total: **1000.00**

Rec

From:

Richardson Engineering

For:

6615 Baythorne Road

2019-0485

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

6615 Baythorne Road **Recertification Groups 1 & 2**

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

December 3, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

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CERTIFICATE OF POSTING

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County Office Building, Room 111
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Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

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6615 Baythorne Road

Groups 1 & 2

November 15, 2019

The sign(s) were posted on _____

(Month, Day, Year)

Sincerely,



November 15, 2019

(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 POSING

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

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:

6615 Baythorne Road

SIGN 1

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

~~November 15, 2019~~

(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

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

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6615 Baythorne Road

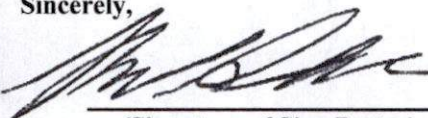
SIGN 2

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 15, 2019
(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 POSING

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

Date of Hearing/Closing: December 6, 2019

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

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6615 Baythorne Road

SIGN 3

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

November 15, 2019

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

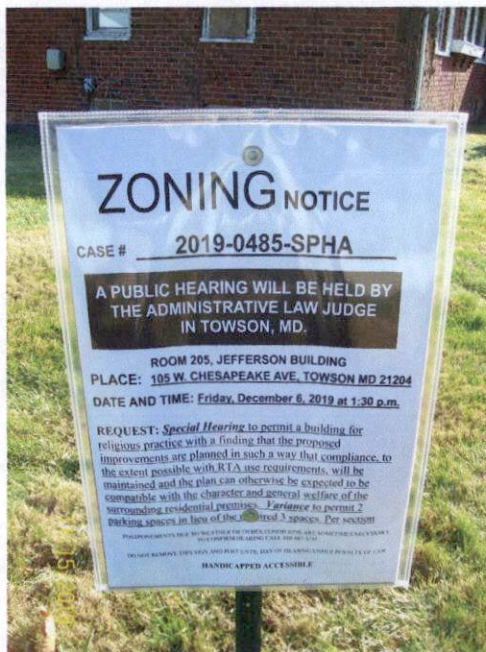
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

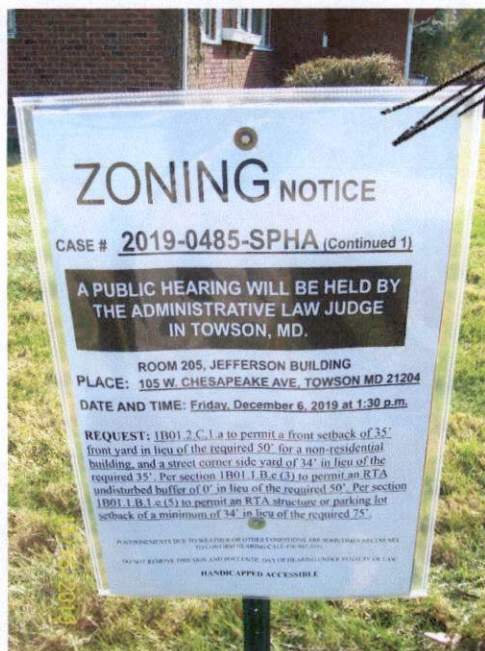
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6615 Baythorne Road

SIGN 4

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 15, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
AND VARIANCE *
6615 Baythorne Road; E Corner of Baythorne * OF ADMINISTRATIVE
Road & S/S of Smith Avenue *
3rd Election & Councilmanic Districts * HEARINGS FOR
Legal Owner(s): Havkim LLC *
Petitioner(s) * BALTIMORE COUNTY
* 2019-485-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 all documentation filed in the case.

RECEIVED

OCT 22 2019

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of October, 2019, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093 and Herbert Burgunder III, Esquire, 901 Dulaney Valley Road, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
November 15, 2019

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2019-0485-SPHA

6615 Baythorne Road

East corner of Baythorne Road, south side of Smith Avenue

3rd Election District – 2nd Councilmanic District

Legal Owners: Havkim, LLC

Special Hearing to permit a building for religious practice with a finding that the proposed improvements are planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and the plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises. Variance to permit 2 parking spaces in lieu of the required 3 spaces. Per section 1B01.2.C.1.a to permit a front setback of 35' front yard in lieu of the required 50' for a non-residential building, and a street corner side yard of 34' in lieu of the required 35'. Per section 1B01.1.B.e (3) to permit an RTA undisturbed buffer of 0' in lieu of the required 50'. Per section 1B01.1.B.1.e (5) to permit an RTA structure or parking lot setback of a minimum of 34' in lieu of the required 75'.

Hearing: Friday, December 6, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: Herbert Burgunder, III, 901 Dulaney Valley Road, Ste. 500, Towson 21204
Havkim, LLC, 6618 Wickfield Road, Baltimore 21209
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, NOVEMBER 16, 2019**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Friday, November 15, 2019 – Issue

Please forward billing to:
Richardson Engineering
30 E. Padonia Road, Ste. 500
Timonium, MD 21093

410-560-1502

NOTICE OF ZONING HEARING

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Hearing: Friday, December 6, 2019 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

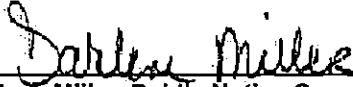
PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

11/15/2019

Order #: 11813630
Case #: 2019-0485-SPHA
Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
2019-0485-SPHA



Darlene Miller, Public Notice Coordinator
(Representative Signature)

NOTICE OF ZONING HEARING

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CASE NUMBER: 2019-0485-SPHA

6615 Baythorne Road

East corner of Baythorne Road, south side of Smith Avenue

3rd Election District - 2nd Councilmanic District

Legal Owners: Havkin, LLC

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Hearing: Friday, December 6, 2019 at 1:30 p.m. In Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

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n15

CERTIFICATE OF POSTING

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

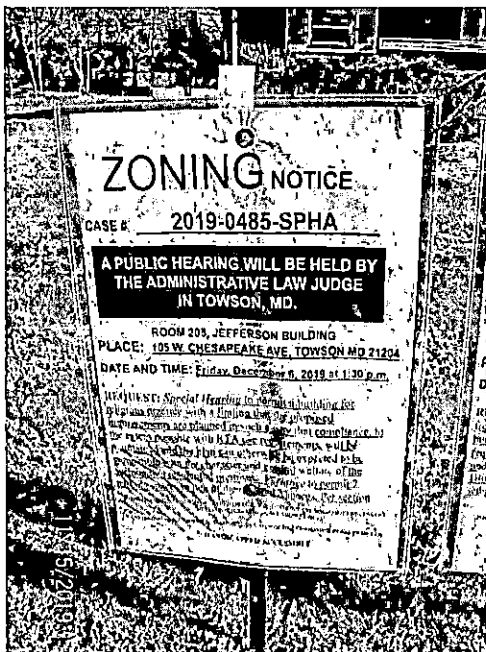
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6615 Baythorne Road

SIGN 1

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 15, 2019

(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

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

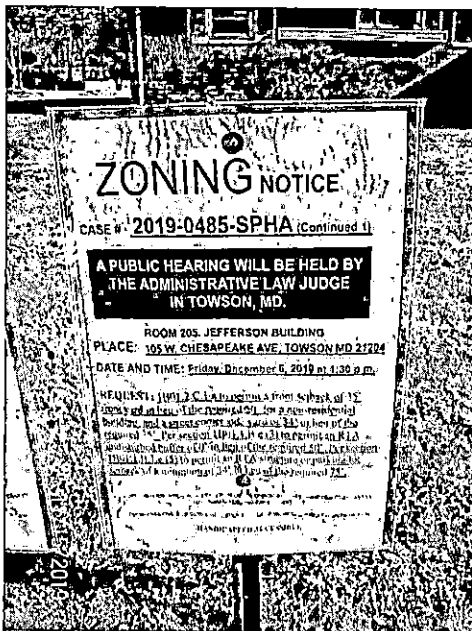
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

6615 Baythorne Road

SIGN 2

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 November 15, 2019
(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

2019-0485-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Havkim, LLC

December 6, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

6615 Baythorne Road

Groups 1 & 2

November 15, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

November 15, 2019

(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)



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

November 25, 2019

Herbert Burgunder
901 Dulaney Valley Road Suite 500
Towson MD 22104

RE: Case Number: 2019-0485-SPHA, 6615 Baythorne Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 09, 2019. 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

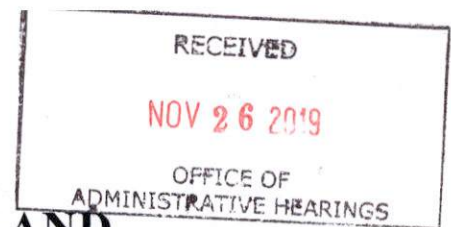
WCR/kl

Enclosures

c: People's Counsel
Haykim LLC 6618 Wickfield Road Baltimore MD 21209
Richardson Engineering LLC 30 E. Padonia Road Suite 500 Timonium MD 21093

12-0-17

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM



TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 11/26/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-485

INFORMATION:

Property Address: 6615 Baythorne Road
Petitioner: Haykim, LLC
Zoning: DR 3.5
Requested Action: Special Hearing, Variance

The Department of Planning has reviewed the petition for special hearing and variance to determine whether or not the administrative law judge should permit the relief contained herein.

A site visit was conducted on November 14, 2019. The exterior of the principle dwelling is in poor condition. The dwelling should be brought up to habitable condition and continually maintained should the relief be granted.

The Department of Planning has no objections to the requested relief conditioned upon the following:

1. The proposed addition shall closely match the design, materials/colors and fenestration of the existing dwelling.
2. The dwelling shall be brought up to habitable condition and properly maintained henceforth.
3. No temporary freestanding signs shall be permitted.

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

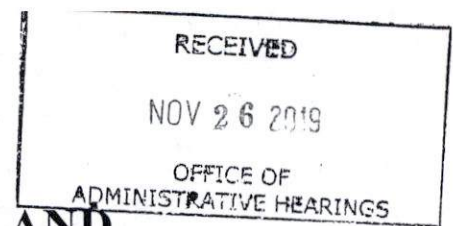
Division Chief:

A handwritten signature in purple ink, appearing to read "Jenifer G. Nugent", written over a horizontal line.

Jenifer G. Nugent

CPG/JGN/LTM/

c: Bill Skibinski
Patrick C. Richardson, Jr., Richardson Engineering
Herbert Burgunder, III
Office of the Administrative Hearings
People's Counsel for Baltimore County



BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 11/26/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
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INFORMATION:

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Division Chief:

Jenifer G. Nugent

CPG/JGN/LTM/

c: Bill Skibinski
Patrick C. Richardson, Jr., Richardson Engineering
Herbert Burgunder, III
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

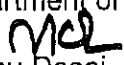
Date 12/13/19

By Sen

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: 11/15/19

SUBJECT: Zoning Advisory Committee Meeting
For October 11, 2019
Item No. 2019-0463-SPHA, 0484-A, 0485-SPHA, 0487-A & 0488-A

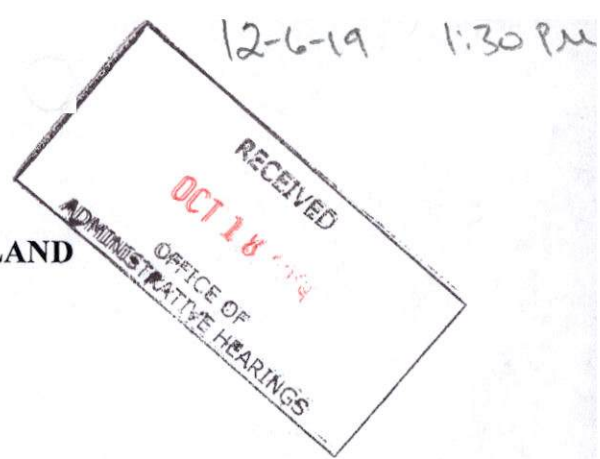
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

* * * * *

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: October 18, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0485-SPHA
Address 6615 Baythorne Road
(Havkim, LLC Property)

Zoning Advisory Committee Meeting of **October 11, 2019.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 10/17/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

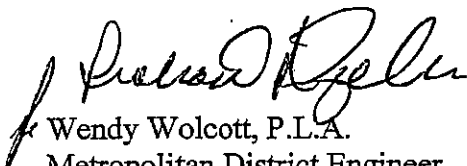
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. *2019-0485-SPHA*

*Special Hearing Variance
Herkim, LLC
6615 Baythorne Road*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

PLEASE PRINT CLEARLY

CASE NAME 6615 BAYTHORNE RD
CASE NUMBER 2019-0485-SPIA
DATE 12/6/19

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

CITIZEN'S SIGN - IN SHEET

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

RECEIVED

JAN 08 2020

January 7, 2020 OFFICE OF ADMINISTRATIVE HEARINGS

Petition for Special Hearing and Variance
Case No. 2019- 0485-SPHA
Property: 6615 Baythorne Road

To Whom It May Concern:

I, Paul Abrams, appeared before Judge Paul M. Mayhew at a special hearing before the Baltimore County Review Board concerning the zoning approval of the house located at 6615 Baythorne Rd., to be converted for religious use as a Jewish Mikvah.

As a lifetime, Jewish citizen of Baltimore County and the same neighborhood where I grew up and continue to reside, in Mt. Washington/Pikesville, I am greatly concerned about the safety of our residents. I have asked and received 2 additional street lights in my neighborhood of the 6700 block of Baythorne Rd. and the 6700 block of Old Pimlico Rd. I live at my family house at 2304 Baythorne Ct., of which my family has owned since 1960. I do not agree with using 6615 Baythorne Rd. as a Mikvah. As I mentioned at the hearing, there is already an existing Mikvah(bath house), located within 6701 Old Pimlico Rd., Rabbi Kaplan's Shul....If the Jewish neighbors do not see "Eye to Eye" with the Kaplan family, in regards to sharing their Mikvah with the surrounding neighbors, as I have heard from several families over the years...why can't the community approach the owner of the vacant Bank Building., sharing the same large parking lot as the Royal Farm Store at the corner of Smith Ave. and Old Pimlico Rd. This would be an ideal bldg. to convert to a Mikvah, rather than taking a house off the property tax revenue list of Baltimore County. The entry of the present old bank building could be changed to the opposite end (rear) of the structure, so it would be safer for persons entering & exiting the building. The building has been empty for several years...only a blight to the neighborhood.

The house at 6615 Baythorne was purchased by Mr. Abramson, at a foreclosure sale, possibly 3 years ago. Mr. Abramson, whose family lives on Wickfield Rd. in the Pickwick neighborhood and has HIS OWN address as the mailing address for 6615 Baythorne Rd. has left the house since it was purchased in poor condition, with some windows boarded up and not maintained. The previous owner used the house for foster teenagers. They disrespected the surrounding community, often yelling obscenities at adults (like myself) and children in the area. I am more than glad to see them all move out, several years ago. However, converting the existing house to be used as a Mikvah is wrong. The new crosswalk lights (hands free design) at the corner of Old Pimlico Rd. & Smith Ave. is ideal for a Mikvah at the old Bank Building, just a short walk away. Having a Mikvah 2 blocks down Smith Ave. will only make it more dangerous for pedestrians using the Mikvah. Whenever the traffic light turns red at Smith & Old Pimlico Rd., cars and trucks speed up to get through the intersection, racing down Smith Ave., with no other traffic signal until you get to Kelly Ave. ,in Baltimore City, and the street lighting is generally poor. Mr. Abramson and his entourage should have asked Baltimore County to make improvements to the street lighting just after purchasing the house, if they were really concerned with the safety and welfare of the neighbors, as well as asking the County to install a traffic circle at Pebblebrooke Rd. & Smith Ave., only a few blocks down east on Smith Ave. Traffic circles are actually safer than traffic signals, since I witness many drivers going through red lights. I would rather see the house sold (possibly demolished) and another house built...like many neighbors are doing in the Ranchleigh neighborhood (adding additional tax revenue to the County, or simply renovated. If the owner of the old bank building is uncooperative, than the County could condemn the property and take it in eminent domain....Also, there are no sidewalks on the north side of Smith Ave., in the 2200 & 2300 BLOCKS OF Smith Ave. , making crossing the street very dangerous at times...Also, Baythorne Rd. in the 6700 block, dead ends at Smith Ave., with no right of way(to install a continuous walkway to Smith Ave). Please consider everything I have mentioned here. I also asked the County to do a streetscape along Smith Ave., with new trees on the north side and new lampposts on the south side, between the existing telephone poles.

Sincerely, Paul Abrams



Baltimore County Zoning Review

County Office Building

111 West Chesapeake Avenue, Room 111

Towson, Maryland 21204

Re: Case # 2019-0485-SPHA



We, residents of the 6600 Block of Baythorne Road, Baltimore County, MD 21209, do not want the property at 6615 Baythorne Road, 21209 to have its zoning designation changed from DR 3.5. We do not want 6615 Baythorne Road to have a zoning designation of Office Zone (RTA). The change of a property on this block will open the future possibility of other non-DR zoning to occur. Anything other than residential zoning is contrary to our interests and likely to cause us harm.

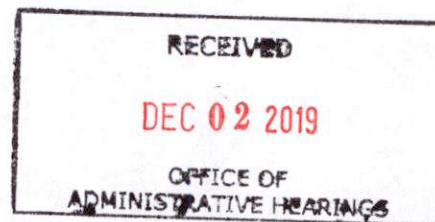
Thanks,

James J. Buchwalter

6603 Baythorne Road

Baltimore, MD 21209

443-432-8218



CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment11/15DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)No Comment10/18DEPS
(if not received, date e-mail sent _____)NO
Comment11/26

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)No objection
w/ conditions10/17

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

No Objection10/2

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

letter of
opposition

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 11/15/19SIGN POSTING (1st) Date: 11/15/19by SSG BlackSIGN POSTING (2nd) Date: 12-3-19by "PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Account Identifier:		District - 03 Account Number - 0302024090			
Owner Information					
Owner Name:		HAVKIM LLC		Use: RESIDENTIAL	
Mailing Address:		6618 WICKFIELD RD BALTIMORE MD 21209-		Principal Residence: NO	
				Deed Reference: /37329/ 00496	
Location & Structure Information					
Premises Address:		6615 BAYTHORNE RD BALTIMORE 21209-2605		Legal Description: 6615 BAYTHORNE RD ES RANCHLEIGH	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: 1
0079	0001	0179	3060089.04	0000	C 1 2020 Plat Ref: 0019/0011
Special Tax Areas: None			Town: None		
			Ad Valorem: None		
			Tax Class: None		
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1953		1,495 SF		18,480 SF	
Property Land Area		County Use			
18,480 SF		04			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
1	YES	STANDARD UNIT	BRICK/	4	2 full
Garage Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of 01/01/2017		As of 07/01/2019 As of 07/01/2020	
Land:		123,300		123,300	
Improvements		131,700		131,700	
Total:		255,000		255,000	
Preferential Land:		0			
Transfer Information					
Seller: BARNES EDITH V		Date: 03/30/2016		Price: \$255,000	
Type: NON-ARMS LENGTH OTHER		Deed1: /37329/ 00496		Deed2:	
Seller: BARNES HENRY		Date: 12/26/1996		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /35113/ 00473		Deed2:	
Seller: BERNSTEIN JACK A		Date: 01/12/1994		Price: \$142,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10280/ 00441		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019 07/01/2020	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
Tax Exempt: None		Special Tax Recapture: None			
Exempt Class: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

Case No.: 2019-0485-SPHA 6615 Baythorne Road

Exhibit Sheet

Petitioner/Developer

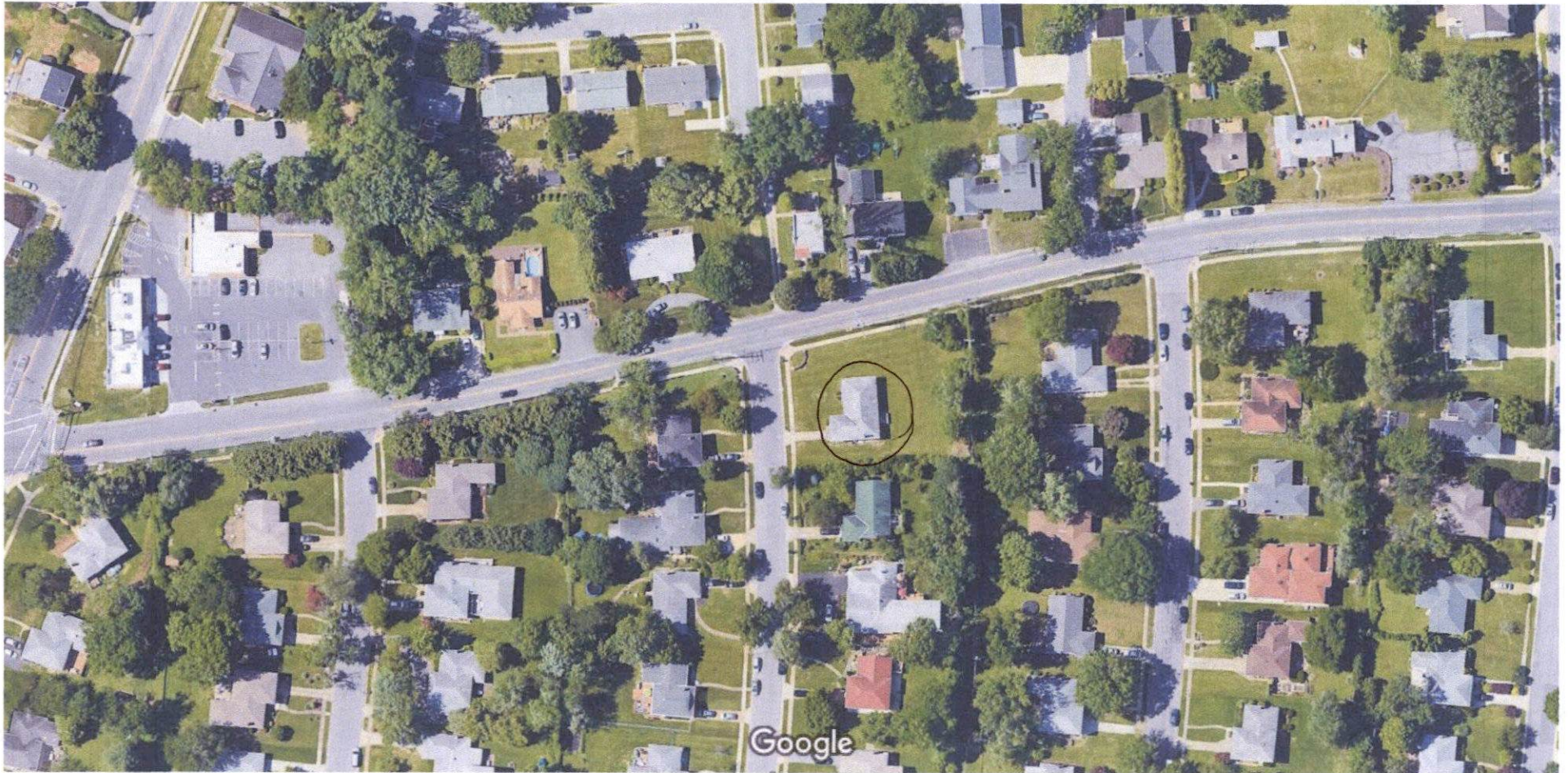
DW
2-14-2020

Protestants

12/13/19
Sen

No. 1	Site Plan	
No. 2	Aerial Photo	
No. 3	Street Level Photo	
No. 4	Smith Ave Photo	
No. 5	South Ave Photo	
No. 6	Spring Ave Photo	
No. 7	Petition	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Google Maps 6615 Baythorne



Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 50 ft

PETITIONER' S

EXHIBIT NO. 2

Google Maps



Image capture: Jun 2019 © 2019 Google

Baltimore, Maryland

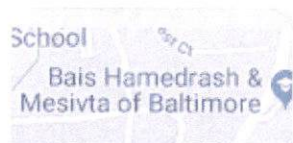


Street View - Jun 2019

PETITIONER' S

EXHIBIT NO.

3



Google Maps 2301 Smith Ave



Image capture: Jun 2019 © 2019 Google

Baltimore, Maryland



Street View - Jun 2019



PETITIONER' S

EXHIBIT NO.

Google Maps 2310 Smith Ave

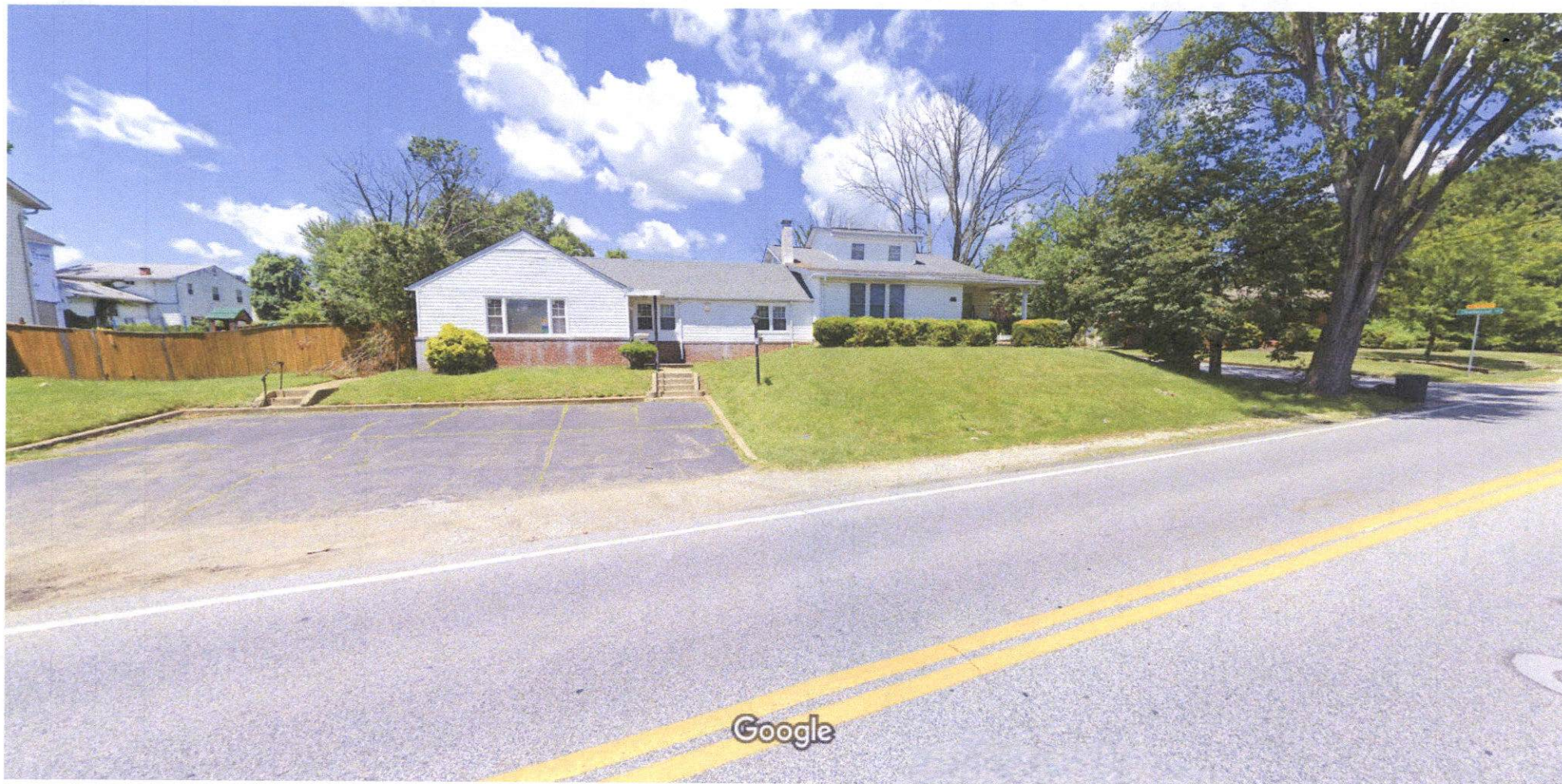


Image capture: Jun 2019 © 2019 Google

Baltimore, Maryland



Street View - Jun 2019



PETITIONER'S

EXHIBIT NO.

5

Google Maps 2324 Smith Ave

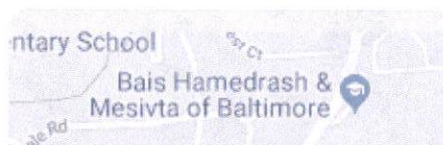


Image capture: Jun 2019 © 2019 Google

Baltimore, Maryland



Street View - Jun 2019



PETITIONER'S

EXHIBIT NO.

6

Petition

The undersigned support the petition of Havkim, LLC to use the property at 6615 Baythorne Road, Baltimore, Maryland 21209 as a mikvah. We understand that the proposed improvements (the building) will look like a residence and that it will be compatible with the character and general welfare of the surrounding residential premises. We also understand that use of the mikvah will be limited to Shabbat (or the day before) and any religious holidays (or the day before). We support the application.

Signature

JANIS STAMN

Printed Name

2309 WHITNEY RD 21209

Address

Signature

Reuben Abraham

Printed Name

6508 Edenvale Road
21209

Address

Signature

Ben Schwartz

Printed Name

2304 Shelleysdale
Baltimore, MD 21204

Address

Signature

David Weinberger

Printed Name

2302 Gerard Crt.
Balt MD 21207

Address

Signature

Moshe Heller

Printed Name

6120 Rusk Ave
Baltimore MD 21207

Address

Signature

David Gibbs

Printed Name

6502 Clarington
Baltimore MD 21209

Address

Signature

Yosef D. Chertok

Printed Name

6327 MAGGARDOW
BALTIMORE MD
21209

Address

Signature

Printed Name

Address

PETITIONER'S

EXHIBIT NO.

7

Petition

The undersigned support the petition of Havkim, LLC to use the property at 6615 Baythorne Road, Baltimore, Maryland 21209 as a mikvah. We understand that the proposed improvements (the building) will look like a residence and that it will be compatible with the character and general welfare of the surrounding residential premises. We also understand that use of the mikvah will be limited to Shabbat (or the day before) and any religious holidays (or the day before). We support the application.

Signature

Printed Name

Signature

Printed Name

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Printed Name

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Address

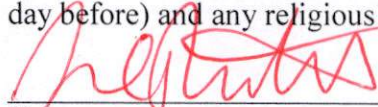
Address

Address

Address

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Signature
Moshe Treitel
Printed Name

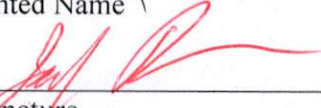
3303 Whitely Rd
~~Pebble Brook Rd~~
Baltimore MD 21209
Address


Signature
Jacob Shiner
Printed Name

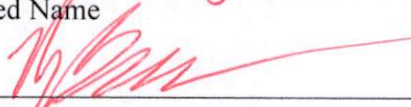
6908 Claryton Rd
Baltimore MD 21209
Address


Signature
Yaron Frank
Printed Name

1107 Swans Hill Dr
Baltimore MD 2128
Address


Signature
Joel Danziger
Printed Name

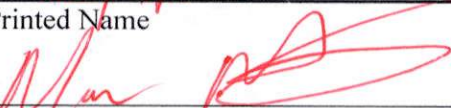
2001 A Smith Ave
Baltimore MD 21209
Address


Signature
Meyer Bernan
Printed Name

6550 Pebble Brook Rd
Baltimore MD 21209
Address


Signature
Harry Spar
Printed Name

6508 Baythorne rd
Baltimore MD 21209
Address


Signature
Matis
Printed Name

8500 Claryton Rd
Baltimore MD 21209
Address


Signature
Dr. Jeremy Kaplowitz
Printed Name

6554 Pebble Brook Rd
Baltimore MD 21209
Address

Petition

The undersigned support the petition of Havkim, LLC to use the property at 6615 Baythorne Road, Baltimore, Maryland 21209 as a mikvah. We understand that the proposed improvements (the building) will look like a residence and that it will be compatible with the character and general welfare of the surrounding residential premises. We also understand that use of the mikvah will be limited to Shabbat (or the day before) and any religious holidays (or the day before). We support the application.

Judith Bauer
Signature
Judith Bauer
Printed Name

[Signature]
Signature
Rikki Kanner
Printed Name

Maika Ray
Signature
Maika Ray
Printed Name

Elizer Portnoy
Signature
Elizer Portnoy
Printed Name

GRACIE ROSENBLUM
Signature
[Signature]
Printed Name

[Signature]
Signature
Alan Goldberg
Printed Name

[Signature]
Signature
Rebecca Lenz
Printed Name

Rebecca Lenz
Signature
Rebecca Lenz
Printed Name

6326 Ivymount Rd
Address

6309 Ivymount Rd
Address

6314 Ivymount Rd
Address

6318 Ivymount Rd
Address

6311 Ivymount Rd
Address

6304 Ivymount Rd
Address

6300 Ivymount Rd
Address

6214 Ivymount Rd
Address

Petition

The undersigned support the petition of Havkim, LLC to use the property at 6615 Baythorne Road, Baltimore, Maryland 21209 as a mikvah. We understand that the proposed improvements (the building) will look like a residence and that it will be compatible with the character and general welfare of the surrounding residential premises. We also understand that use of the mikvah will be limited to Shabbat (or the day before) and any religious holidays (or the day before). We support the application.

Signature

Printed Name

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Printed Name

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Address

6315 Ivy Mount Rd
Baltimore MD 21209

6312 Ivy Mount Rd
Baltimore MD 21209

6317 Ivy Mount Rd
Baltimore MD, 21209

6320 Ivy Mount Rd
Baltimore MD 21209

6308

6500 Deancraft Rd
Baltimore MD 21209

6303 Ivy Mount Rd
Baltimore, MD 21209

6302 Ivy Mount Rd
Baltimore MD 21209

Petition

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Signature

Printed Name

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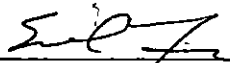
Address

Address

Address

Petition

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Signature

Printed Name

6514 Edenvale RD
Baltimore, MD 21209

Address



Signature

Printed Name

6600 Edenvale Rd
Baltimore, MD 21209

Address

Signature

Printed Name

Address

Signature

Printed Name

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Abba Zvi Naiman
Signature-
ABBA ZVI NAIMAN
Printed Name

6616 CHELWOOD RD
BALTIMORE, MD 21209
Address

[Signature]
Signature
JONATHAN GREENMAN
Printed Name

6614 BAYTHORNE RD
BALTIMORE, MD 21209
Address

[Signature]
Signature
IRA ACKERMAN
Printed Name

6612 Baythorne Rd.
Baltimore, MD 21209
Address

Signature

Printed Name

Address

Signature

Printed Name

Address

Signature

Printed Name

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Printed Name

Address

Signature

Printed Name

Address

Petition

The undersigned support the petition of Havkim, LLC to use the property at 6615 Baythorne Road, Baltimore, Maryland 21209 as a mikvah. We understand that the proposed improvements (the building) will look like a residence and that it will be compatible with the character and general welfare of the surrounding residential premises. We also understand that use of the mikvah will be limited to Shabbat (or the day before) and any religious holidays (or the day before). We support the application.

Signature


BENJAMIN BERGER

Printed Name

Address

6710 Woodbury Rd
Baltimore, Maryland 21209

Signature

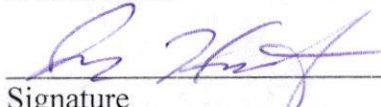

LEEBA BERGER

Printed Name

Address

6710 Woodbury Rd
Baltimore, Maryland 21209

Signature


Jacob Harowitz

Printed Name

Address

2302 Winterwood Rd
Baltimore MD 21209

Signature

Printed Name

Address

Signature

Printed Name

Address

Signature

Printed Name

Address

Signature

Printed Name

Address

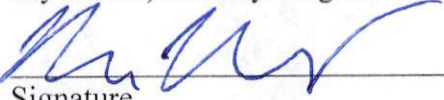
Signature

Printed Name

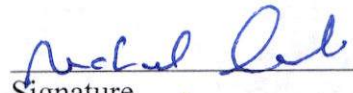
Address

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Signature
Meir Newberger
Printed Name

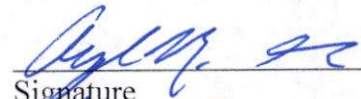
6677 Pebble Brooke Rd
Baltimore MD 21209
Address


Signature
Michael Bandi
Printed Name

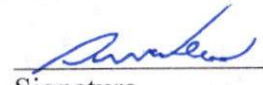
6621 Edervale Rd.
Baltimore, MD 21209
Address


Signature
Mayer Solomon
Printed Name

2329 Winterwood Rd
Baltimore, MD 21209
Address


Signature
Angel Rabinowitz
Printed Name

2043 Myrtland Rd.
Baltimore, MD 21209
Address


Signature
Ari Weis
Printed Name

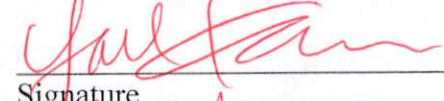
2008 Willowcroft Circle
Baltimore, MD 21209
Address


Signature
Aaron Isaac
Printed Name

Address


Signature
Shalom Kanner
Printed Name

2313 Winterwood Rd
Baltimore, MD 21209
Address


Signature
Yael Kanner
Printed Name

2313 Winterwood Rd
Baltimore MD 21209
Address

Petition

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Stuart Horowitz
Signature
STUART HOROWITZ
Printed Name

2802 Willow GlenD
BALTIMORE MD 21209
Address

Signature

Printed Name

Address

Signature

Printed Name

Address

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Isaac Neuberger
Signature
Isaac Neuberger
Printed Name

Raphael Neuberger
Signature
Raphael Neuberger
Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

6625 Polite Brooke Rd
Baltimore, MD 21209
Address

6625 Polite Brooke Rd
Baltimore MD 21209
Address

Address

Address

Address

Address

Address

Address

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Shlomo L Weiss
Signature
Shlomo L Weiss
Printed Name

Joseph Berkowitz
Signature
Joseph Berkowitz
Printed Name

Jonathan Ziegler
Signature
Jonathan Ziegler
Printed Name

Mordechai Weimer
Signature
Mordechai Weimer
Printed Name

Chaim Rosenberg
Signature
Chaim Rosenberg
Printed Name

Yehonatan Dinovitz
Signature
Yehonatan Dinovitz
Printed Name

Yitzhak Bortz
Signature
Yitzhak Bortz
Printed Name

Angayil Marx
Signature
Angayil Marx
Printed Name

2402 Hunt Dr
Baltimore MD 21209
Address

2407 Hunt Dr.
Balt. Md 21209
Address

6705 Baythorne Rd
Baltimore MD 21209
Address

6511 Deancroft Rd
Baltimore, MD 21209
Address

6603 Elenka St
Baltimore, MD 21209
Address

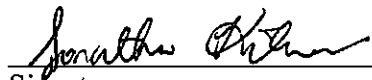
6802 Pulica Dr
Address

2403 Sylva Road
Address

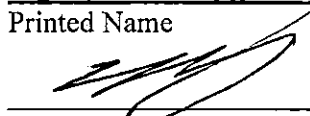
6921 Diana Rd
Address

Petition

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Signature
Jonathan Katibian
Printed Name

2420 Diana Rd
Address


Signature
Devora Bloch
Printed Name

2409 Lightfoot Drive
Address


Signature
Dov Becker
Printed Name

6803 Diana Ct
Address


Signature
ALLAN BERMAN
Printed Name

2414 Forest Green Ct. 21209
Address


Signature
Shlomo Rosenbaum
Printed Name

6306 Pinlicka Road
Baltimore, MD 21209
Address

Signature
Printed Name

Address

Signature
Printed Name

Address

Signature
Printed Name

Address

Petition

The undersigned support the petition of Havkim, LLC to use the property at 6615 Baythorne Road, Baltimore, Maryland 21209 as a mikvah. We understand that the proposed improvements (the building) will look like a residence and that it will be compatible with the character and general welfare of the surrounding residential premises. We also understand that use of the mikvah will be limited to Shabbat (or the day before) and any religious holidays (or the day before). We support the application.

Signature

Printed Name

Address

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Shlomo Trachtenberg
Signature
Shlomo Trachtenberg
Printed Name

2305 Hanway Road
Baltimore, MD 21209
Address

Naomi Trachtenberg
Signature
Naomi Trachtenberg
Printed Name

2305 Hanway Rd.
Baltimore, MD 21209
Address

Avrami Friedman
Signature
Avrami Friedman
Printed Name

2302 Hanway Rd
Baltimore, MD 21209
Address

Shoshana Lowenthal
Signature
Shoshana Lowenthal
Printed Name

2307 Hanway Rd.
Baltimore, MD 21209
Address

Yaniv Berger
Signature
Yaniv Berger
Printed Name

2309 Hanway Rd
Baltimore MD 21209
Address

Signature

Printed Name

Address

Signature

Printed Name

Address

Signature

Printed Name

Address

Petition

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Caroline Rabenstein
Signature

Caroline Rabenstein
Printed Name

6619 Deancroft Rd
21209

Address

Daniel Frohlich
Signature

Daniel Frohlich
Printed Name

6617 Deancroft Rd.
BALTO, MD 21209

Address

Brian Gelberman
Signature

Printed Name

5616 Deancroft Rd
Baltimore, MD 21207

Address

Mitchell Hyatt
Signature

Mitchell Hyatt
Printed Name

6602 Deancroft Rd
BALTO MD 21209

Address

ERIC SINGMAN
Signature

Printed Name

6604 Deancroft Rd
BALTO MD 21209

Address

Daniel Zuckerbrosd
Signature

Printed Name

6606 Deancroft Rd
Baltimore, MD 21209

Address

Mordechai Weimer
Signature

Printed Name

6511 Deancroft Rd
Baltimore, MD 21209

Address

Signature

Printed Name

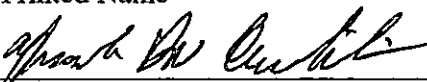
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Petition

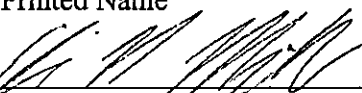
The undersigned support the petition of Havkim, LLC to use the property at 6615 Baythorne Road, Baltimore, Maryland 21209 as a mikvah. We understand that the proposed improvements (the building) will look like a residence and that it will be compatible with the character and general welfare of the surrounding residential premises. We also understand that use of the mikvah will be limited to Shabbat (or the day before) and any religious holidays (or the day before). We support the application.


Signature
ISSACHAR D EICHENSTEIN
Printed Name

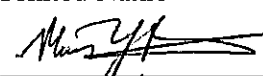
6500 BAYTHORNE
BALTIMORE MD
21209
Address


Signature
ISSACHAR D EICHENSTEIN
Printed Name

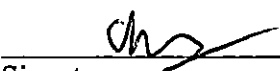
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BALTIMORE MD
21209
Address


Signature
Eli N. Miller
Printed Name

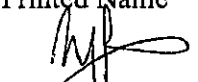
6513 Deancroft Rd
Baltimore MD
21209
Address


Signature
Mary J. Bornstein
Printed Name

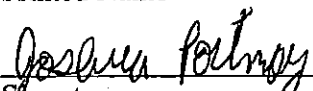
6610 PENICO RD
BALTIMORE MD 21209
Address


Signature
Chan Mankin
Printed Name

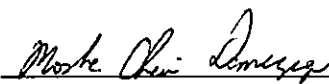
7202 GARDNER RD
BALTIMORE MD 21225
Address


Signature
Moshe Plotnik
Printed Name

2440 Forest Green Rd
Baltimore MD 21209
Address


Signature
Joshua Portnoy
Printed Name

6601 Primrose Road
Baltimore MD 21209
Address


Signature
Moshe Chaim Danziger
Printed Name

2319 Farrington Rd.
Baltimore MD 21209
Address

Petition

The undersigned support the petition of Havkim, LLC to use the property at 6615 Baythorne Road, Baltimore, Maryland 21209 as a mikvah. We understand that the proposed improvements (the building) will look like a residence and that it will be compatible with the character and general welfare of the surrounding residential premises. We also understand that use of the mikvah will be limited to Shabbat (or the day before) and any religious holidays (or the day before). We support the application.

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

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Printed Name

Signature

Printed Name

Signature

Printed Name

Address

Address

Address

Address

Address

Address

Address

Address

6513 BAYTHORNE RD
BALTIMORE MD 21209

6602 Baythorne Rd
Baltimore, MD 21209

2218 Farringdon Rd
Baltimore MD 21209

2415 Lightfoot Dr
Baltimore MD 21209

6604 Baythorne Rd

6616 Baythorne Rd
Baltimore, MD 21209

2320 Farringdon Rd
Baltimore, MD 21209

2314 Farringdon Rd
Baltimore, MD 21209

Petition

The undersigned support the petition of Havkim, LLC to use the property at 6615 Baythorne Road, Baltimore, Maryland 21209 as a mikvah. We understand that the proposed improvements (the building) will look like a residence and that it will be compatible with the character and general welfare of the surrounding residential premises. We also understand that use of the mikvah will be limited to Shabbat (or the day before) and any religious holidays (or the day before). We support the application.

Signature

Printed Name

Address

Signature

Printed Name

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Signature

Printed Name

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Printed Name

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Printed Name

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Signature

Printed Name

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Signature

Printed Name

Address

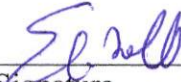
Signature

Printed Name

Address

Petition

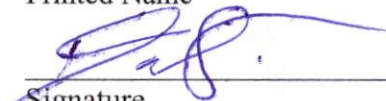
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Signature
Eli Noff

Printed Name

6606 Clarington Rd.
Baltimore, MD 21209

Address


Signature
Daniel Saks

Printed Name

6504 Baythorne Road
Baltimore, MD 21209

Address


Signature
Shaul Edelman

Printed Name

6816 Navajo Dr
Baltimore, MD,
21209

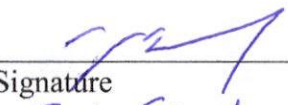
Address


Signature
Eli Noff

Printed Name

6602 Annapolis Rd
Baltimore, MD 21209

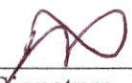
Address


Signature
Tzvi Feigenbaum

Printed Name

2324 Farringdon Rd
Baltimore MD 21209

Address


Signature
Nathaniel Domayke

Printed Name

6333 Green Meadow Pkwy
Baltimore MD 21208

Address


Signature
Eli Noff

Printed Name

2306 Hamway Rd
Baltimore, MD 21209

Address

Signature

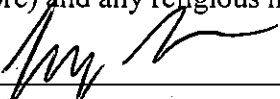
Printed Name

Address

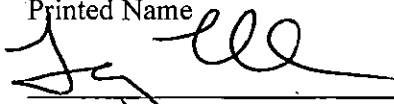
Petition

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Signature


AMYA HACKERMAN

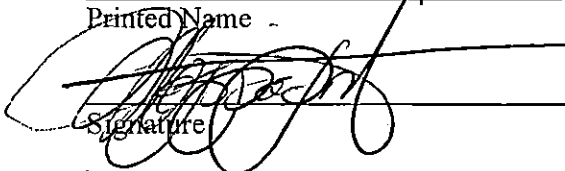
Printed Name



Signature

MOSHE KAPPAPORT

Printed Name



Printed Name

N. Pogorin

Signature

Printed Name



Signature

Yonatan Adler

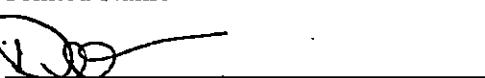
Printed Name



Signature

Daniel Bortz

Printed Name



Signature

Devora Solomon

Printed Name



Signature

Deborah Grawale

Printed Name

Address

6613 EDENVILLE RD
BALTIMORE, MD 21209

Address

6622 Edenvale

Address

6620 Edenvale Rd.



Address

6619 Edenvale rd

Address

6617 Edenvale Rd.
BALTIMORE, MD
21209

Address

6602 Edenvale
BALT MD 21209

Address

6605 Edenvale Rd.
BALTIMORE MD 21209

Address

6519 Edenvale

Address

Petition

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Joel Wachtel
Signature
JOEL WACHTEL
Printed Name

6613 Baythorne Rd Baltimore MD 21209
Address

Signature

Printed Name

Address

Signature

Printed Name

Address

Signature

Printed Name

Address

Signature

Printed Name

Address

Signature

Printed Name

Address

Signature

Printed Name

Address

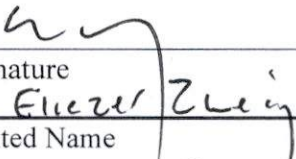
Signature

Printed Name

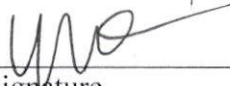
Address

Petition

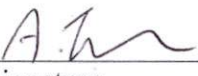
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Signature
Eliezer Zelig
Printed Name

6617 Chelwood Rd
Baltimore MD
21209
Address


Signature
Yehudit Katz
Printed Name

6609 Chelwood Rd.
Baltimore, MD
21209
Address


Signature
Ari Taragin
Printed Name

6603 Chelwood Rd
Baltimore, MD
21209
Address


Signature
David Leipnik
Printed Name

6615 Chelwood Rd.
Baltimore, MD
21209
Address


Signature
Joshua Pensak
Printed Name

6607 Chelwood Rd
Baltimore, MD
21209
Address

Signature

Printed Name

Address

Signature

Printed Name

Address

Signature

Printed Name

Address



Lot # 5 0303004500
Pt. Bk. 0000025, Folio 0045

Lot # 171

Lot # 171 0302048325

2400003143
Pt. Bk. 0000075, Folio 0063

Lot # 170A

Pt. Bk./Folio # 075063

Lot # 167

Lot # 167

184# 167

0302048327

Lot # 165

Lot # 165

0319013370
Pt. Bk. 0000008, Folio 0051

PAI # 038005

PAI # 038005

0326020260

Lot # 21

0307062080

Lot # 18

Pt. Bk. 000019, Folio 0061 **6616**

SITE →

Lot # 1

Pt. Bk. 000019, Folio 00110302024090

6615

0311077850

Lot # 16

6614

Lot # 17 0306022720

Pt. Bk./Folio # 019061

Pt. Bk./Folio # 019011

Lot # 2

6613 0311048130

6613

0310046550

Lot # 15

6612

Lot # 16 0312034710

BAYTHORNE RD

Lot # 3

6611
0319000801

0319000801

Lot # 15 0313023925

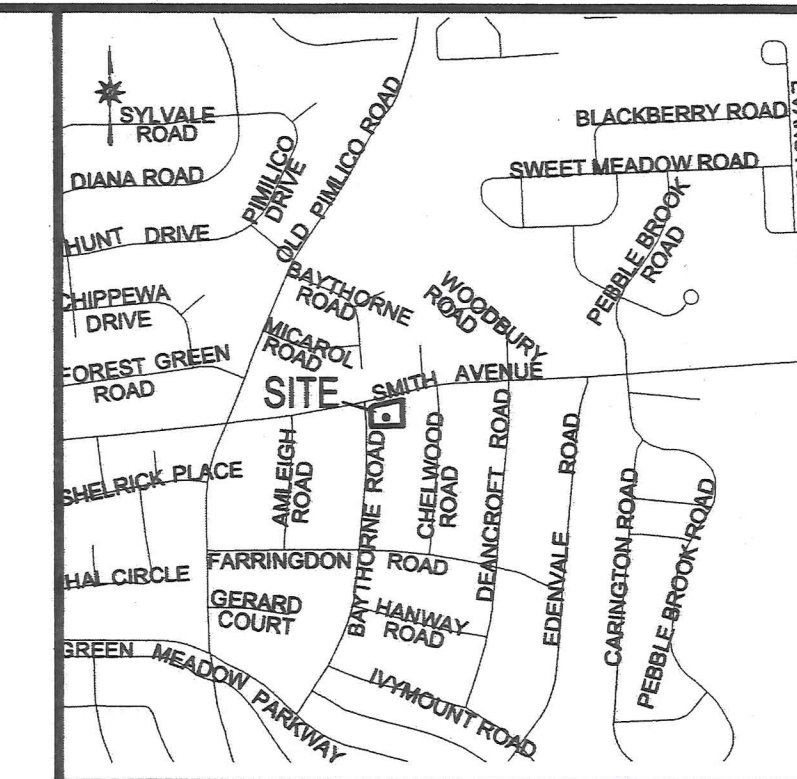
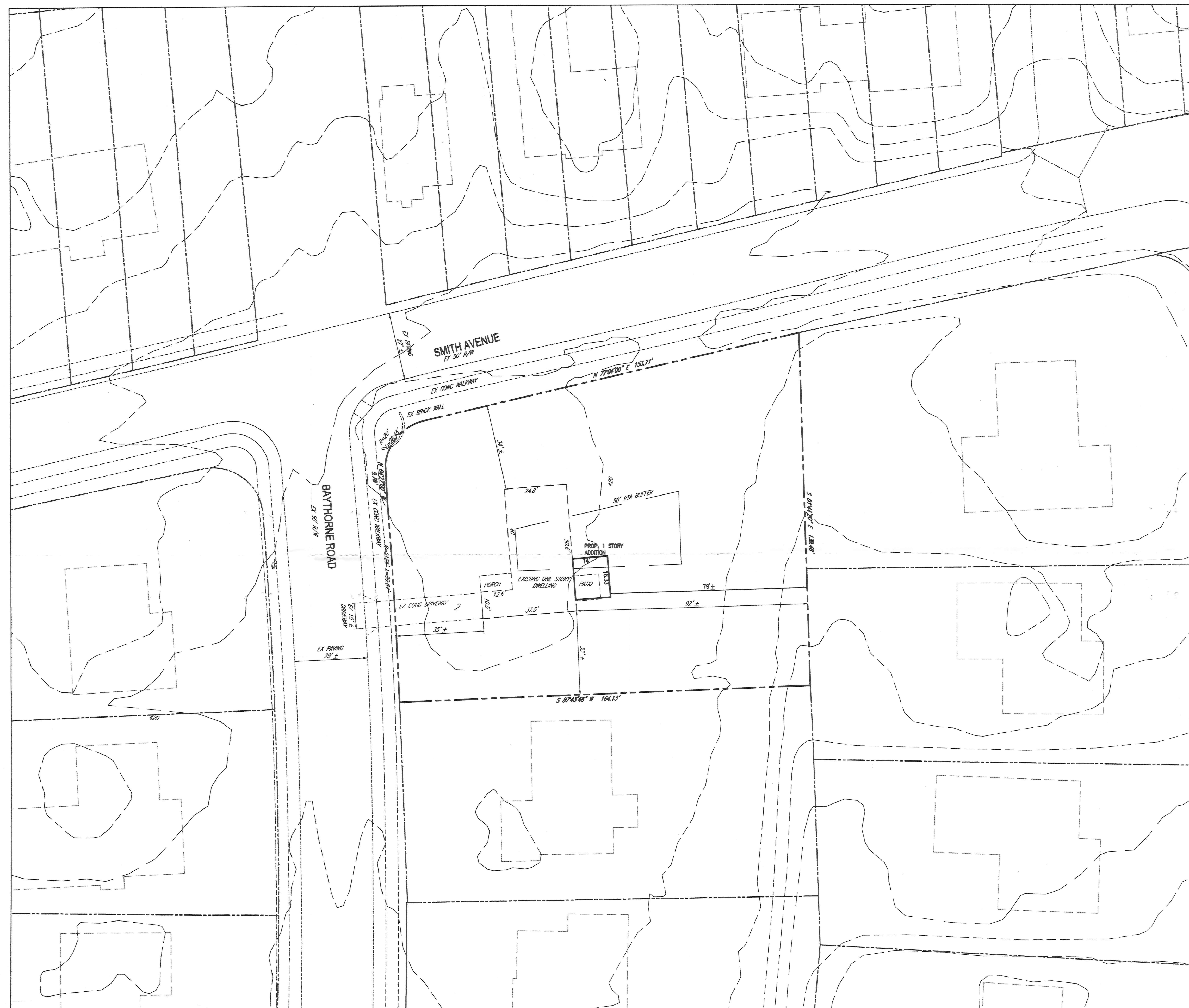
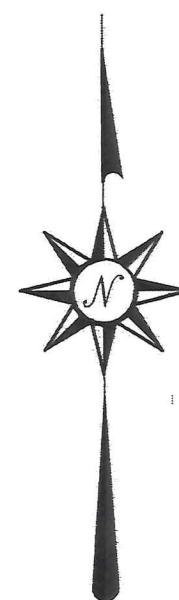
6610

Lot # 4

0307051270

6609

Lot # 14 0316076000



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: HAKIM, LLC
6615 WICKFIELD ROAD
BALTIMORE, MD 21209
- SITE AREA:
GROSS: 27,263 Sq.Ft. or 0.63 Ac.±
NET: 20,444 Sq.Ft. or 0.47 Ac.±
- EXISTING BUILDING AREA: 1,495 Sq.Ft.
TOTAL PROPOSED BUILDING AREA: 1,723 Sq.Ft.
- UTILITIES:
PUBLIC WATER
PUBLIC SEWER
- DEED REF: 37329/496
- TAX ACCOUNT: #0302024090
- COUNCILMANIC DISTRICT: 2ND
- REGIONAL PLANNING DISTRICT: PIKESVILLE
- CENSUS TRACT: 4036.02
- WATERSHED: JONES FALLS
- EXISTING ZONING: DR 3.5 (PER 1"=200' ZONING MAP 079A1)
- TAX MAP #79, GRID #1, PARCEL #179, BLOCK C, LOT 1
- NO PRIOR PERMITS ON FILE
- THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100240F, DATED SEPTEMBER 28, 2008.
- THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
- BASIC SERVICE MAPS (2017)
- TYPE DEFICIENT(Y/N) NOTE
- WATER N -
- SEWER N -
- TRANSPORTATION N -
- NO PREVIOUS ZONING CASES ON FILE:
- FLOOR AREA RATIO (FAR) DR 3.5 ZONE
MAX PERMITTED: N/A
EXISTING: 1,495/20,444 = 0.07
PROPOSED: 1,795/20,444 = 0.09
- ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
- SETBACKS FOR DR 3.5 ZONE
- TYPE REQUIRED PROVIDED
- FRONT 50' 35'±
- SIDE 20' 33'±
- STREET CORNER 35' 35'±
- REAR 30' 79'±
- USE
- EXISTING: RESIDENTIAL
- PROPOSED: MIKVAH (RELIGIOUS FACILITY)
- PARKING
- REQUIRED: 9 USERS @ 1/4 USERS (NO SEATS ARE IN THE SPACE) = 3 SPACES
- PROVIDED: 2 SPACES

Richardson Engineering, LLC

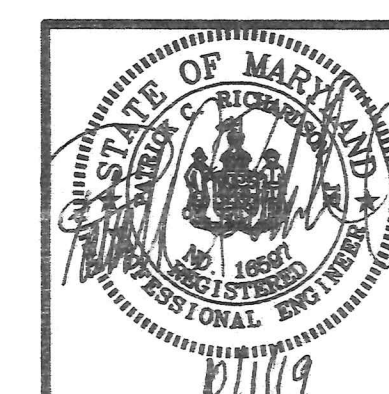
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208
RICK@RICHARDSONENGINEERING.NET

PLAN TO ACCOMPANY ZONING PETITION
FOR
BAYTHOME MIKVAH
MIKVAH OF BALTIMORE
6615 BAYTHORNE ROAD

BALTIMORE COUNTY MARYLAND
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

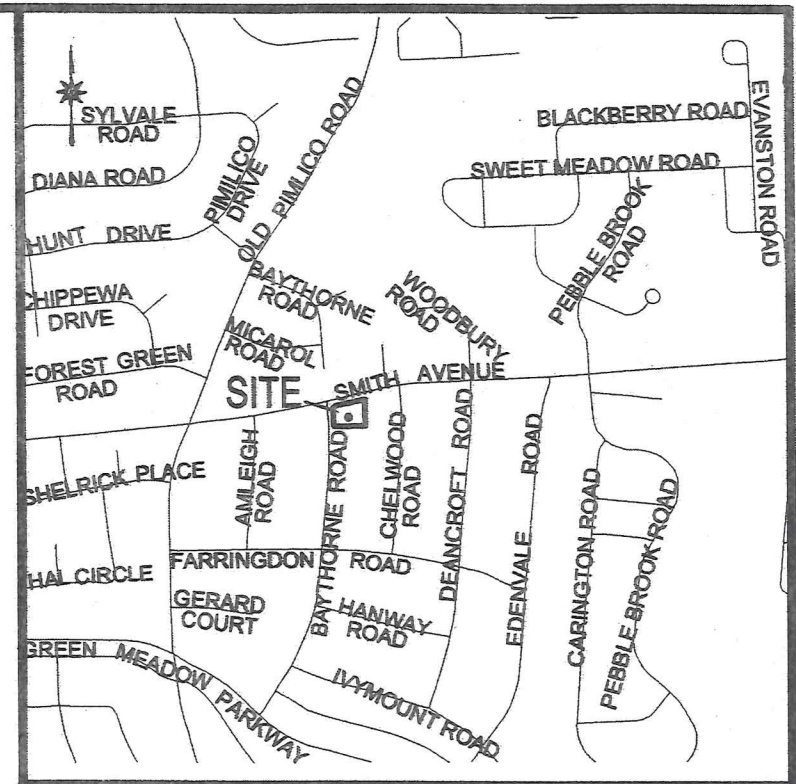
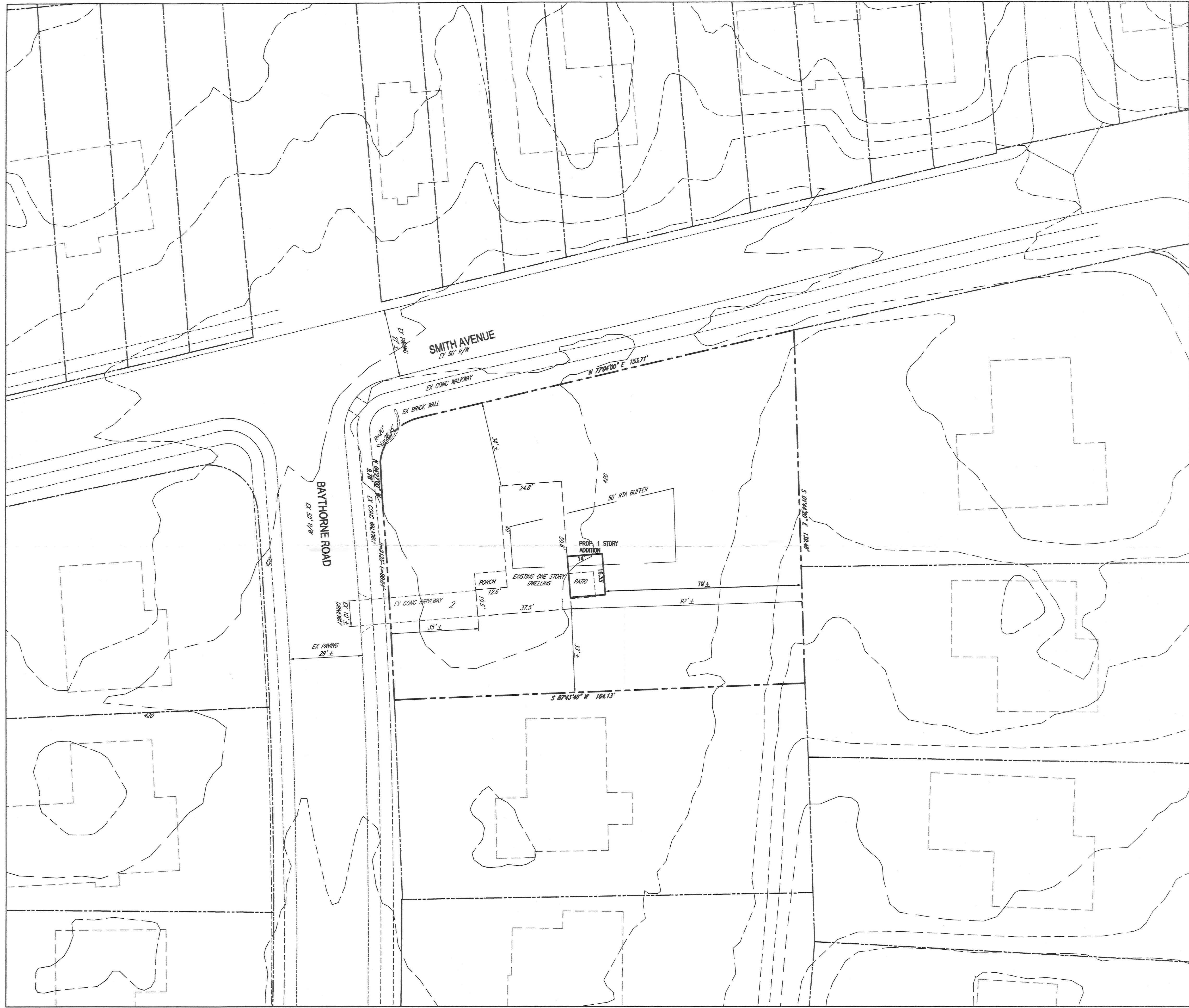
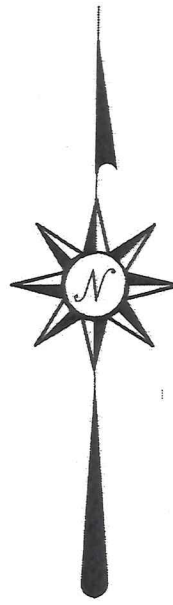
REVISIONS		PETITIONER'S		SCALE:	
DRAWN BY:	LNR	CHECKED BY:	PCR	1" = 20'	
DATE:	09-24-19	JOB NO.:	19145	SHEET NO.:	
EXHIBIT NO. 1				1 OF 1	

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16597, EXPIRATION DATE: 09-15-2021



2019-0485

2019-0485-SPHA



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: HAWKIN, LLC
6615 WICKFIELD ROAD
BALTIMORE, MD 21209
 - SITE AREA:
GROSS: 27,263 Sq.Ft. or 0.63 Ac.±
NET: 20,444 Sq.Ft. or 0.47 Ac.±
EXISTING BUILDING AREA: 1,495 Sq.Ft.
TOTAL PROPOSED BUILDING AREA: 1,723 Sq.Ft.
 - UTILITIES:
PUBLIC WATER
PUBLIC SEWER
 - DEED REF: 37329/496
 - TAX ACCOUNT: #0302024080
 - COUNCILMANIC DISTRICT: 2ND
 - REGIONAL PLANNING DISTRICT: PIKESVILLE
 - CENSUS TRACT: 4036.02
 - WATERSHED: JONES FALLS
 - EXISTING ZONING: DR 3.5 (PER 1"=200' ZONING MAP 079A1)
 - TAX MAP #79, GRID #1, PARCEL #179, BLOCK C, LOT 1
 - NO PRIOR PERMITS ON FILE
 - THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - THE SITE LIES WITHIN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) PANEL 2400100240R, DATED SEPTEMBER 26, 2008.
 - THERE ARE NO HISTORIC FEATURES ON SITE NOR IS THE SITE ITSELF HISTORIC.
 - BASIC SERVICE MAPS (2017)
- | TYPE | DEFICIENT(Y/N) | NOTE |
|----------------|----------------|------|
| WATER | N | - |
| SEWER | N | - |
| TRANSPORTATION | N | - |
- NO PREVIOUS ZONING CASES ON FILE.
 - FLOOR AREA RATIO (FAR) DR 3.5 ZONE
MAX PERMITTED: N/A
EXISTING: 1,495/20,444 = 0.07
PROPOSED: 1,795/20,444 = 0.09
 - ANY PROPOSED SIGNS ARE TO CONFORM TO THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR).
 - SETBACKS FOR DR 3.5 ZONE
- | TYPE | REQUIRED | PROVIDED |
|---------------|----------|----------|
| FRONT | 35'± | 35'± |
| SIDE | 20' | 33'± |
| STREET CORNER | 35' | 35'± |
| REAR | 30' | 79'± |
- USE:
EXISTING: RESIDENTIAL
PROPOSED: MIKVAH (RELIGIOUS FACILITY)
 - PARKING:
REQUIRED: 9 USERS @ 1/4 USERS (NO SEATS ARE IN THE SPACE) = 3 SPACES
PROVIDED: 2 SPACES

Richardson Engineering, LLC

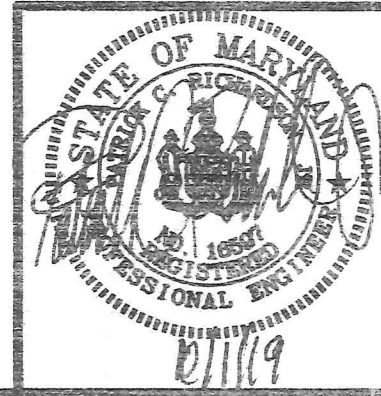
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208
RICK@RICHARDSONENGINEERING.NET

PLAN TO ACCOMPANY ZONING PETITION
FOR
BAYTHOME MIKVAH
MIKVAH OF BALTIMORE
6615 BAYTHORNE ROAD

BALTIMORE COUNTY
3RD ELECTION DISTRICT

MARYLAND
2ND COUNCILMANIC DISTRICT

REVISIONS	DRAWN BY: LNR	CHECKED BY: PCR	SCALE: 1" = 20'
	DATE: 09-24-19	JOB NO.: 19145	SHEET NO.: 1 OF 1



PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NUMBER 16587, EXPIRATION DATE: 06-15-2021