

**IN RE: PETITIONS FOR SPECIAL HEARING *
SPECIAL EXCEPTION &
VARIANCE**

(7504-7514 Seven Mile Lane)
3rd Election District
2nd Council District
Suburban Orthodox Congregation
Legal Owner

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BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

Petitioner

Case No. 2020-0304-SPHXA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for consideration of Petitions for Special Hearing, Special Exception and Variance filed on behalf of Suburban Orthodox Congregation, legal owner ("Petitioner").

The Special Hearing was filed as follows pursuant to the Baltimore County Zoning Regulations ("BCZR") § 500.7 seeking approval as follows:

- (1) An amendment to the previously approved site plan in zoning Case No. 1985-0196-A.
- (2) The site plan for a new building of religious worship (synagogue) in accordance with the requirements of BCZR § 1B01.1.B.1.a through e. do not apply to the proposed project.
- (3) A building length of 210 ft. with the favorable recommendation of the Director of Planning in lieu of the 200 ft. maximum otherwise permitted under the Comprehensive Manual of Development Policies ("CMDP"), Residential Standards, page 35, "Other requirement", and BCZR § 504.2.
- (4) The proposed 1-story volunteer ambulance building (and use therefor) as a separate non-residential principal building and use, and a determination as to whether such use is permitted by right or special exception in DR 2 zone in which it is proposed.
- (5) Such further and other relief as the nature of this case may require.

ORDER RECEIVED FOR FILING

Date 4-30-21

By [Signature]

If pursuant to Special Hearing Request No. 4, the Zoning Commissioner determines that a special exception is required for the proposed 1-story volunteer ambulance building (and use thereof), then a special exception for the same under BCZR § 1B01.1.C.

A Variance was also filed as follows:

(1) From BCZR § 1B01.2.C.1(a) to permit non-resident principal building setback as follows: Interior side yard 10 ft. in lieu of the required 20 ft. in DR 5.5 zone and the required 30 ft. in the DR 2 zone. Street-side yard of 18 ft. in lieu of the required 35 ft. in the DR 5.5 zone. Rear yard of 6 ft. in lieu of the required 40 ft. in the DR 2 zone. Building-to-building setback (front of synagogue to rear of ambulance building) of 32 ft. in lieu of 100 ft. required in the DR 2 zone.

(2) In the alternative to Special Hearing Request No 2 above, a Variance from BCZR § 1B01.1.B.1.e.(3) to permit a Residential Transition Area ("RTA") buffer of zero (0) ft. in lieu of the 50 ft. required. In the alternative to Special Hearing Request No. 2 above, a Variance from BCZR § 1B01.1.B.1.e.(5) to permit a RTA setback 6 ft. in lieu of the 75 ft. required. In the alternative to the Special Hearing request No 3 above, a Variance from BCZR § 504.2 and CMDP, Residential Standards, page 35, "Other Requirements" for a total building length of 210 ft. in lieu of a maximum of 200 ft. allowed.

Due to the ongoing COVID-19 restrictions a public WebEx hearing was conducted virtually in lieu of an in-person hearing. The Petition was properly advertised and posted. Substantive Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP"). They did not oppose the requested relief, subject to proposed conditions. Rabbi Shmuel Silber appeared in support of the Petition on behalf of the Suburban Orthodox Congregation. Gary Aiken, the Vice President of the Executive Committee of Co-Petitioner Baltimore Hebrew Association also appeared in support. Steve Warfield of Matis Warfield Engineering also appeared and was accepted as an expert in engineering, land use planning, and the BCZR. The site plan that he prepared and sealed was admitted as Petitioner's Exhibit 3. Mitch Kellman of Daft-McCune-Walker also appeared and was accepted as an expert in land use, planning, and the BCZR. Finally, Christina Long, AIA, also appeared and was accepted as an

ORDER RECEIVED FOR FILING

Date 4-30-21

2

By [Signature]

expert in architecture and planning. The architectural renderings and floor plan she prepared were admitted as Petitioner's Exhibits 8 and 12, respectively.

RECORD EVIDENCE

Mr. LaFiandra gave an overview of the case. He explained that there is an existing synagogue (shul) on the site that has been home to the Suburban Orthodox congregation since the 1960s. That facility, which includes classrooms and a social hall, has become aged and obsolete. The congregation wishes to construct a modern shul and supporting facilities on this site but also needs to preserve the existing shul during construction in order to continue to serve the congregation. This reality necessitates the site location of the new facilities and in turn necessitates some of the special hearing and variance relief that is requested.

Steve Warfield was Petitioners' first witness. He explained the site plan in some detail. The site is approximately three acres and is split-zoned DR 2 and DR 5.5, with approximately a third of the site DR 2 and the rest DR 5.5. He also noted that a small portion of the site is owned by the Baltimore Hebrew Congregation, which is why they are a co-petitioner. In addition, that congregation owns the entire property to the south and west of this site, where their synagogue and other facilities are located, including a ball field adjoining the northwest portion of the subject site. Mr. Warfield further explained that the subject site previously housed five dwellings that fronted Seven Mile Road, but that these dwellings were recently razed in order to make room for the proposed shul. Warfield noted that the existing shul has 318 seats in the sanctuary and 57 existing parking spaces. It also has a social hall that seats 250 and has five separate classrooms. The proposed shul will have 387 seats but will have 99 parking spaces, which exceeds the requirements of the BCZR (1 space for every 4 seats). The plan also proposes a 4,672 sq. ft. social hall, separate libraries/schools for men and women, and six classrooms. The entire structure will be 33,480 sq.

ORDER RECEIVED FOR FILING

Date 4-30-21

3

By [Signature]

ft., including a 3,100 sq. ft. open air courtyard in the center. Mr. Warfield testified that residential transition areas ("RTA") are generated on the north and east sides of the site. On the east by dwellings along Seven Mile Road, and on the north by a dwelling and by one of the parcels owned by the Baltimore Hebrew Congregation because the parcel is less than two acres with sufficient buildable space. He testified that in his expert opinion the proposed site plan meets the requirements of BCZR § 1B01.1.B.1.g (6) because the new shul design complies with the RTA regulations to the extent possible and the shul will be compatible with the surrounding dwellings. On this point both he and Mr. Kellman explained that the neighbors have lived next to the existing shul for over fifty years so that it has become part of the fabric of the neighborhood. Furthermore, they explained that there will be extensive landscaping to provide visual and sound buffers. Finally, they noted that a good portion of the site is bordered by the Jewish Hebrew Congregation ball field and their other facilities and that this fellow congregation supports the requested relief. Mr. Warfield identified Petitioner's Exhibit 5 as the DOP Director's building length waiver, and Petitioner's Exhibit 6 as the waiver request that he prepared and submitted. The waiver recommends allowing the proposed 210' long building in lieu of the maximum 200' limit in the DR zones. Warfield explained that in order to obtain this waiver the site plan must satisfy the compatibility requirements of BCC § 32-4-402, and that the proposed plan does. Petitioners' Exhibit 6 contains substantial detail concerning the design specifications of the proposed shul and its compatibility with other uses in the neighborhood. At its tallest point the shul will be only 28 feet, and despite its size the architectural design keeps it in scale with other uses in the community.

Regarding the requested variance relief, both Warfield and Kellman explained that the site is unique because of its split-zoning and irregular shape, and because it is adjacent to another synagogue. They explained that the steps taken to meet the RTA to the extent possible caused

ORDER RECEIVED FOR FILING

Date 4-30-21

4

By [Signature]

much of the need for the requested variance relief. They also noted that the non-residential setbacks are met in many respects, and that extensive landscaping will mitigate impacts. Finally, they explained that the need to keep the existing shul open during construction also impacted the siting of the proposed shul, which in turn triggered the variance requests.

Regarding the proposed garage structure, Mr. Warfield explained that it will be used solely as a storage space for ambulances from the Hatzala Ambulance Service. It is 834 sq. ft. There will be no actual ambulance operations conducted there; i.e., no sirens or other related disturbances, and no ambulance personnel will be on the premises, nor will any automotive service work be done there. David Hayman, a Hatzala official explained that this is a worldwide Jewish volunteer organization that primarily serves Jewish communities, but that their services are offered to all. Hatzala means "save" in Hebrew. He explained that they are currently operating in Baltimore City and that this would be their first expansion into the County. They have a roster of volunteers on call and on off-site call center dispatches volunteers according to their proximity to the person in need. The only activity that is proposed to take place at this site is that the dispatched volunteer would drive in and park next to the garage and pick up one of the ambulances in the garage and proceed to the emergency. The volunteers are trained not to use lights and sirens unless and until there is the need to do so. He explained that such an exigency normally doesn't occur until the ambulances are out on primary roads and it would be very rare that they would ever use their emergency equipment while in this neighborhood. In sum, the proposed garage structure will be used strictly as a storage facility for the Hatzala ambulances.

Rabbi Silber testified next. He described the history of the Suburban Orthodox Congregation and the daily activities there. He explained that it is imperative for the existing synagogue to remain open during construction of the new synagogue because there are no viable

ORDER RECEIVED FOR FILING

Date A-30-21

5

By EW

alternative locations for the congregation to worship. In sum, Rabbi Silber stated that if they were unable to remain in the existing facilities during construction of the new shul it would be an "existential threat" to them. He further testified that he doesn't anticipate any significant growth in membership but that the additional seats in the sanctuary will simply provide a little more room for life cycle ceremonies. He further testified that there will rarely be activities held simultaneously in both the sanctuary and social hall. Finally, he explained that the current synagogue and facilities are outdated and fail to meet the needs of the congregation, whereas the proposed new facilities will.

The architect, Christina Long, AIA, testified next. She explained the architectural design in detail. Of note, she explained that by placing the open air courtyard in the center of the synagogue structure that it will buffer the audio and visual impact of the congregation's activities. This in turn will serve the purposes of the RTA regulations. The undersigned questioned Ms. Long about the DOP ZAC comments concerning the garage building and she explained that the garage door will be on the south side of the building facing the private Traymore Road and the other synagogue property. She further explained that they will plant vegetative screening to mitigate the visual impacts on Seven Mile Road to the east. Finally, Ms. Long described in length how the synagogue design is compatible with the variety of existing uses in the neighborhood.

SPECIAL HEARING

BCZR § 500.7 gives the Administrative Law Judge the authority to interpret a petitioner's rights under the BCZR and to issue an Order in the nature of a declaratory judgment under Md. Code Ann, Cts. & Jud. Proc. § 3-409. Based on the extensive and persuasive testimony and evidence in this case I find that the special hearing relief should be granted. First, I believe the building length waiver was properly granted by the DOP Director based on the exhaustive

ORDER RECEIVED FOR FILING

Date A-30-21

6

By [signature]

application submitted by the Petitioners. (Petitioners' Exhibit 6). Next, I find that the evidence supports a finding that, in accordance with BCZR § 1B01.1.B.1.g(6), the site plan complies "to the extent possible with RTA use requirements," and that it is "compatible with the character and general welfare of the surrounding residential premises." As the witnesses explained, the non-residential setback regulations will be met in many instances. Further, the extensive landscaping will provide excellent sound and visual buffering. In addition, the location of the courtyard in the center of the synagogue will also provide these benefits. And, the site is adjacent to the Baltimore Hebrew Congregation on the south and west sides of the site, and they are a co-petitioner which supports the requested relief. Other adjacent home owners have also submitted letters in support of the Petition. In addition, as Mr. Kellman observed, the new synagogue will replace an existing synagogue that has been at this location for sixty years and has become "part of the fabric of the neighborhood." Finally, the site plan provides sufficient parking spaces under the BCZR and will therefore not negatively impact the surrounding residential streets. In the final analysis, this congregation has a "reasonable expectation" that this special hearing relief will be granted. *See, Jesus Christ is the Answer Ministries, Inc. v. Baltimore County*, 915 F.3d 256, 260-61 (4th Cir. 2019).

Next, I find that the proposed garage should be approved as a separate non-residential principal building and use based on the conditions which will be placed on this use. According to all the witnesses this building will be used strictly for the storage of the Hatzala Ambulance Service vehicles. I do not believe this use will have any substantial impacts on the neighborhood and it can be permitted within the spirit and intent of the BCZR.

VARIANCE

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

ORDER RECEIVED FOR FILING

Date 4-30-21

7

By [Signature]

- (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).

As described above, this site is unique in a number of ways: it is split-zoned; it is irregularly shaped; it is adjoined on two sides by another synagogue property; and it is presently occupied by an existing synagogue that needs to remain operational during construction of the proposed synagogue. This reality primarily necessitates the requested variances. As also detailed above, the Suburban Orthodox Congregation will suffer practical difficulty and hardship if the variance relief is denied because they would be unable to construct the new synagogue, which is essential to the continuing viability of their Congregation. I find that the proposed variances can be granted within the spirit and intent of the BCZR and without injuring the public health, safety, or welfare. Indeed, I believe this beautiful, modern structure will enhance the feel of the neighborhood and the value of the surrounding residences, and that this relief will enable the Congregation to continue to be part of the fabric of the neighborhood for generations to come.

ORDER

THEREFORE, IT IS ORDERED this 30th day of **April, 2021**, by this Administrative Law Judge, the Special Hearing requests:

- (1) To amend the previously approved site plan in zoning Case No. 1985-0196-A be and hereby is, **GRANTED**;
- (2) That in accordance with BCZR § 1B01.1.B.1.g(6), the site plan for a new building of religious worship (synagogue) is exempted from the requirements of BCZR § 1B01.1.B.1.a through e. is hereby **GRANTED**;
- (3) A building length of 210 ft. with the favorable recommendation of the Director of Planning in lieu of the 200 ft. maximum otherwise permitted under the

ORDER RECEIVED FOR FILING

Date 4-30-21

8

By [Signature]

Comprehensive Manual of Development Policies ("CMDP"), Residential Standards, page 35, "Other requirement", and BCZR § 504.2 is hereby **GRANTED**;

- (4) The proposed 1-story vehicle storage garage as a separate non-residential principal building and use permitted in the DR 2 zone is hereby **GRANTED**;

IT IS FURTHER ORDERED that in light of the Special Hearing relief granted above, the Petition for Special Exception, is dismissed, without prejudice, as **MOOT**;

IT IS FURTHER ORDERED, that Variance relief which requests:

(1) From BCZR § 1B01.2.C.1(a) to permit non-resident principal building setbacks as follows: Interior side yard 10 ft. in lieu of the required 20 ft. in DR 5.5 zone and the required 30 ft. in the DR 2 zone. Street-side yard of 18 ft. in lieu of the required 35 ft. in the DR 5.5 zone. Rear yard of 6 ft. in lieu of the required 40 ft. in the DR 2 zone. Building-to-building setback (front of synagogue to rear of vehicle storage building) of 32 ft. in lieu of 100 ft. required in the DR 2 zone is hereby **GRANTED**;

(2) In light of the Special Hearing relief granted above, the alternative to Special Hearing Request No 2 above, a Variance from BCZR § 1B01.1.B.1.e.(3) to permit a Residential Transition Area ("RTA") buffer of zero (0) ft. in lieu of the 50 ft. required. In the alternative to Special Hearing Request No. 2 above, a Variance from BCZR § 1B01.1.B.1.e.(5) to permit a RTA setback 6 ft. in lieu of the 75 ft. required. In the alternative to the Special Hearing request No 3 above, a Variance from BCZR § 504.2 and CMDP, Residential Standards, page 35, "Other Requirements" for a total building length of 210 ft. in lieu of a maximum of 200 ft. allowed is hereby dismissed, without prejudice, as **MOOT**.

The relief granted herein shall be subject to the following:

- 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 its 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.
- The garage building shall be used solely for the passive storage of vehicles, and there shall be no emergency lights or sirens or any other such ambulance operations conducted on this site; nor shall any persons be present within the building except for the purpose of driving the vehicles in and out of the building.

ORDER RECEIVED FOR FILING

Date 4-30-21

9

By [Signature]

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:dlm

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Date 4-30-21

By [Signature]



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 7504 thru 7514 Seven Mile Lane which is presently zoned DR 2 and DR 5.5

Deed References: See attached 10 Digit Tax Account # See attached

Property Owner(s) Printed Name(s) See attached.

(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. ☒ **a Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Please see attached.

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

Please see attached.

3. ☒ **a Variance** from Section(s)

Please 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 shown at 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:

Please see attached.

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

Mailing Address

City

State

21204

/ 443-204-3473

/ dcl@lafiandralaw.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Please see attached.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name - Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305

Mailing Address

City

State

21204

/ 443-204-3473

/ dcl@lafiandralaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2020-0304-SPYKA

Filing Date 12/18/2020

Do Not Schedule Dates: _____

Reviewer LCM

Petition for Zoning Hearing
Continuation Sheet
7504 through 7514 Seven Mile Lane

Property Information:

Owner Name	Address	Deed Reference	Tax Account
Suburban Orthodox Congregation	7504 Seven Mile Lane	5559/305	0319087610
Suburban Orthodox Congregation	7504 Seven Mile Lane	5559/305	0319036130
Suburban Orthodox Congregation	7506 Seven Mile Lane	5559/301	0319036132
Suburban Orthodox Congregation, Inc.	7510 Seven Mile Lane	17736/548	0311078581
Suburban Orthodox Congregation Toras Chaim Inc	7512 Seven Mile Lane	38126/160	0325045520
Suburban Orthodox Congregation Toras Chaim Inc	7514 Seven Mile Lane	38126/160	0312034540
Shaarei Tfiloh Congregation (Merged with Suburban Orthodox Congregation)	Traymore Road	4580/433	0319036131
Baltimore Hebrew Congregation	7 Traymore Road	16615/553	0311078580
Baltimore Hebrew Congregation	7401 Park Heights Avenue	1249/120	1600007354

For:

Suburban Orthodox Congregation

Suburban Orthodox Congregation, Inc.

Suburban Orthodox Congregation Toras Chaim, Inc.

Shaarei Tfiloh Congregation

(Legal Owners of the properties indicated, and contract purchaser of 7 Traymore Road and portion of 7401 Park Heights Avenue).

By:

Title:

7504 Seven Mile Lane

Baltimore, Maryland 21208

(410) 484-6114

For:

Baltimore Hebrew Congregation

Legal Owner of 7 Traymore Road and 7401 Park Heights Avenue

By:

Title:

7401 Park Heights Avenue

Baltimore, Maryland 21208

(410) 764-1587

Petition for Zoning Hearing
Continuation Sheet

7504 through 7514 Seven Mile Lane, 7 Traymore Avenue, and Portion of 7401 Park Heights Avenue

The Petitioner seeks:

✓ *Special Hearing* under §500.7 of the Zoning Regulations of Baltimore County to determine whether the Zoning Commissioner should approve:

1. An amendment to the previously approved site plan in zoning case 1985-0196-A.
2. The site plan for a new building of religious worship (synagogue) in accordance with the requirements of BCZR § 1B01.1.B.1.g(6), including a finding that the restrictions contained in BCZR §1B01.1.B.1.a through .e do not apply to the proposed project.
3. A building length of 210 feet with the favorable recommendation of the Director of Planning in lieu of the 200-foot maximum otherwise permitted under CMDP, Residential Standards, page 35, "Other requirements", and BCZR § 504.2.
4. The proposed 1-story volunteer ambulance building (and use thereof) as a separate non-residential principal building and use, and a determination as to whether such use is permitted by right or special exception in the DR-2 zone in which it is proposed.
5. Such further and other relief as the nature of this case may require.

✓ *Special Exception* under the Zoning Regulations of Baltimore County to use the herein described property for:

1. If, pursuant to Special Hearing Request Number 4, the Zoning Commissioner determines that a special exception is required for the proposed 1-story volunteer ambulance building (and use thereof), then a special exception for the same under BCZR § 1B01.1.C

✓ *Variance from:*

1. BCZR § 1B01.2.C.1(a) to permit non-residential principal building setbacks as follows:
 - Interior side yard of 10 feet in lieu of the required 20 feet in the DR 5.5 zone and the required 30 feet in the DR 2 zone.
 - Street-side yard of 18 feet in lieu of the required 35 feet in the DR 5.5 zone.
 - Rear yard of 6 feet in lieu of the required 40 feet in the DR 2 zone.
 - Building-to-building setback (front of synagogue to rear of ambulance building) of 32 feet in lieu of 100 feet required in the DR 2 zone.
2. In the alternative to Special Hearing Request No. 2 above, a Variance from BCZR §1B01.1.B.1.e.3 to permit an RTA Buffer of zero (0) feet in lieu of the 50 feet required.
3. In the alternative to Special Hearing Request No. 2 above, a Variance from BCZR §1B01.1.B.1.e.5 to permit an RTA Setback 6 feet lieu of the 75 feet required.
4. In the alternative to the Special Hearing Request No. 3 above, a Variance from BCZR § 504.2 and CMDP, Residential Standards, page 35, "Other Requirements", for a total building length of 210 feet in lieu of a maximum of 200 feet allowed.

MATISWARFIELD

Consulting Engineers

ZONING DESCRIPTION to Accompany Petition For various setback variances

Beginning at a point on the west side of Seven Mile Lane (60-feet right-of-way), that point being 106-feet South of the intersection of Seven Mile Lane and Slade Avenue.

Thence the following courses and distances:

S 88° 26' 31" W 268.95';

S 88° 26' 31" W 39.72';

N 18° 24' 29" W 50.45';

N 18° 24' 29" W 161.93';

S 72° 07' 31" W 72.00';

R=265.19' L=52.42' CHD=N 35° 03' 13" W 52.33';

N 72° 07' 31" E 197.70';

N 17° 52' 29" W 100.00';

N 72° 07' 31" E 190.00';

S 17° 52' 29" E 353.04';

S 16° 40' 29" E 59.51';

S 16° 40' 29" E 36.25';

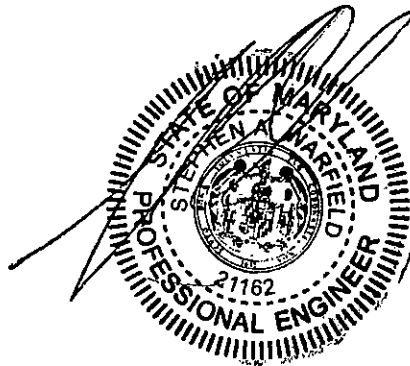
to the place of beginning,

Containing 2.63 acres±,

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT
INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS

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 21162
Expiration Date: 03-20-2022



Office of Administrative Hearings
Zoning Case No. 2020-304-SPHXA
Petitioner's Exhibit List

1. Warfield CV
2. Aerial Photo
3. Zoning Site Plan
4. Petition for Zoning Hearing
5. Building Length Waiver Approval from Department of Planning.
6. Building Length Waiver Request
7. Rendered Schematic Landscape Plan
8. Architectural Renderings
9. Kellman CV
10. Aerial Photo - Surrounding Residential Properties
11. Christina Long, AIA CV
12. Floor Plan

*done
5-3-21*

Stephen A. Warfield, P.E.

10540 York Road, Suite M
Hunt Valley, Maryland 21030
(410) 683-7004

Professional Registration

Registered Professional Engineer - Civil Engineering 1995 - Maryland P.E. # 21162

Education

B.S. Civil Engineering - 1990 - University of Maryland, College Park
Master of Environmental Engineering - 1994- Johns Hopkins University

Professional Experience

- 12/94-Present Matis Warfield, Inc.; 10540 York Road, Suite M; Hunt Valley, Maryland 21030:
Currently employed as a principal at Matis Warfield, Inc. Responsible for civil engineering services for the development community. Responsibilities include; planning, design, development, and permitting for site development projects. Responsibilities include; feasibility studies, concept plans, development plans, zoning plans, expert witness testimony, floodplain studies, open channels, stormwater management facilities, storm drain systems, erosion and sediment control plans, highways, pumping stations, utilities, specification development, cost estimating, grading, alternatives analysis, critical area analysis, project management, marketing, administration, client relations, etc.
- 5/91-12/94 Gannett Fleming, Inc.; Suite 200; East Quadrangle; The Village of Cross Keys; Baltimore, Maryland 21210: Supervisors: Fred Wagner-Project Manager, and Dave Ross-Office Manager
Employed as a project engineer by Gannett Fleming, Inc., Baltimore Maryland. Responsible for design and specification development for water treatment plant process design, wastewater treatment plant process and site design, pumping station design, open channel design, stormwater management design, erosion and sediment control design, drainage studies, alternatives analysis, and highway designs.
- 6/90-5/91 George William Stephens, & Associates, Inc.; 658 Kenilworth Drive; Towson, Maryland 21204: Supervisor: Tapobrata Chakrabarti, Partner
Employed as a design engineer by George William Stephens Jr. & Associates, Inc., Towson, Maryland. Performed floodplain studies, designed stormwater management facilities, and designed open channel flow systems for residential, commercial, and industrial development projects. Responsibilities also included development of computer programs to aid stormwater management design.

Professional Affiliations

Baltimore County Engineers Association
Home Builders Association of Maryland
Maryland Society of Professional Engineers

CERTIFICATE OF POSTIN

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

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:

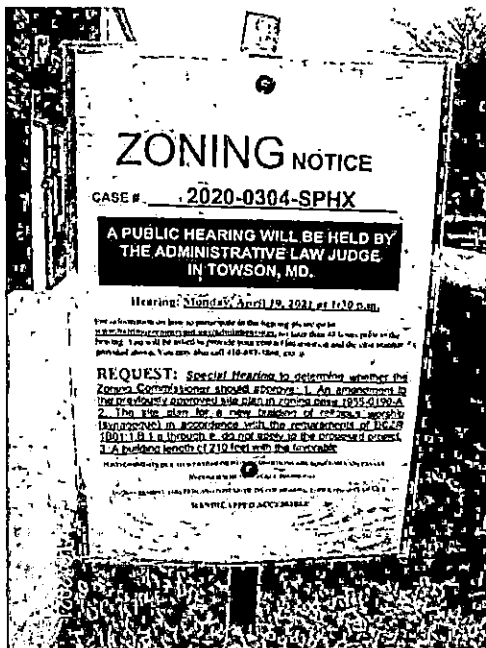
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7504-7514 Seven Mile Lane

SIGN 1 Recertification

March 30, 2021

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



Sincerely,

 April 16, 2021

(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

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

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:

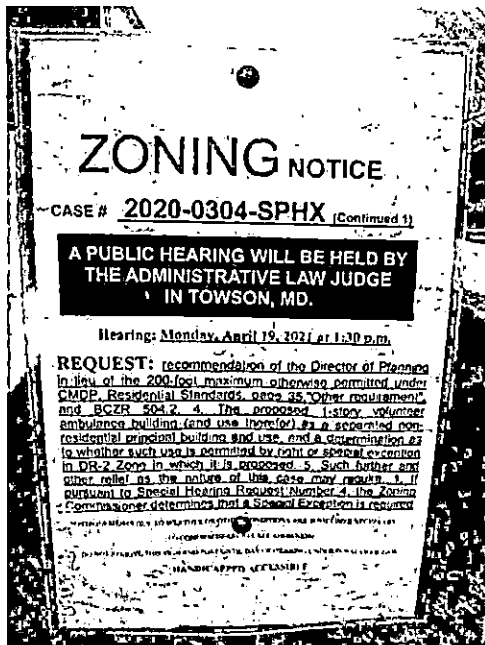
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7504-7514 Seven Mile Lane

SIGN 2 Recertification

March 30, 2021

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



Sincerely,

April 16, 2021

(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

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

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:

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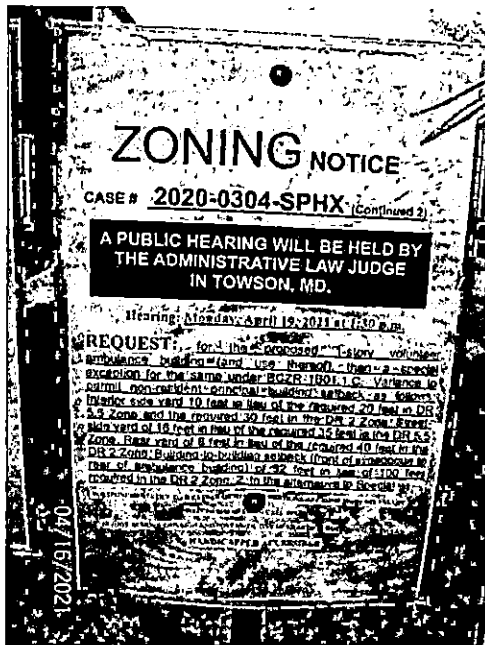
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(Month, Day, Year)



Sincerely,

April 16, 2021

(Signature of Sign Poster)

(Date)

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(Print Name)

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(Address)

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CERTIFICATE OF POSTING

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RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

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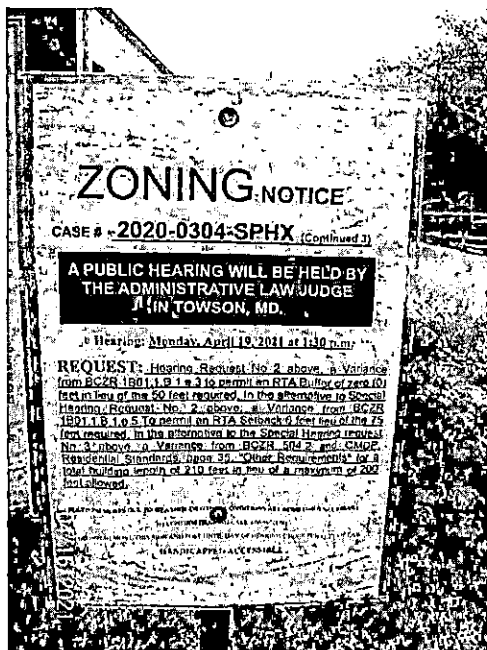
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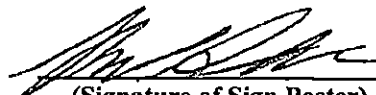
SIGN 4 Recertification

March 30, 2021

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



Sincerely,

 April 16, 2021
(Signature of Sign Poster) (Date)

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(Print Name)

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(City, State, Zip Code)

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CERTIFICATE OF POSTING

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

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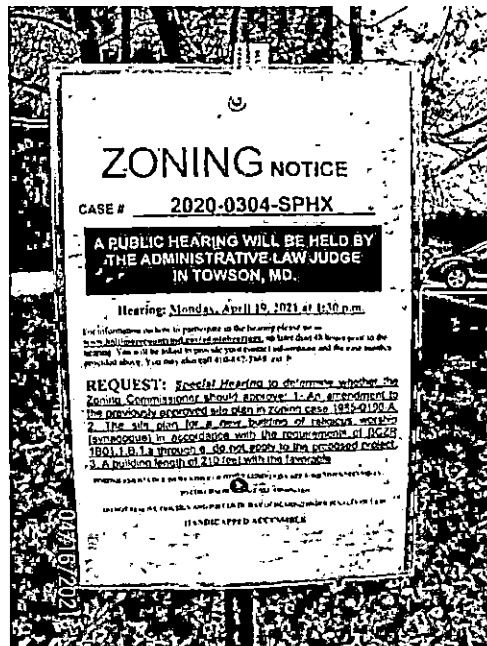
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7504-7514 Seven Mile Lane

SIGN 5 Recertification

March 30, 2021

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(Month, Day, Year)



Sincerely,

 April 16, 2021
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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(Telephone Number)

CERTIFICATE OF POSTING

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

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April 19, 2021

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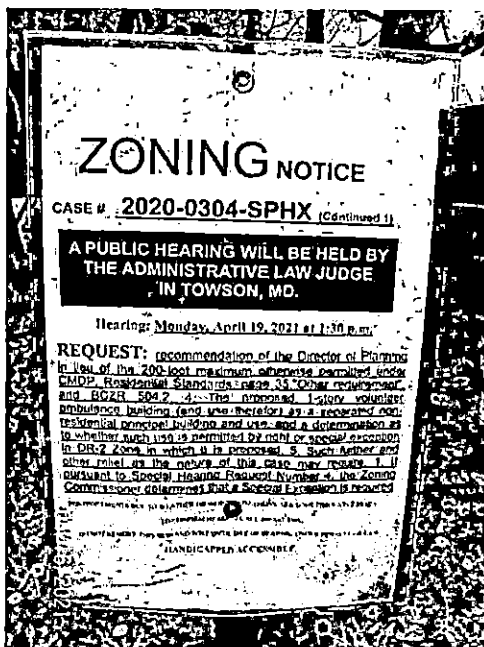
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(Print Name)

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(Address)

Dundalk, Maryland 21222

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(Telephone Number)

CERTIFICATE OF POSTING

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

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Permits, Approvals and Inspections
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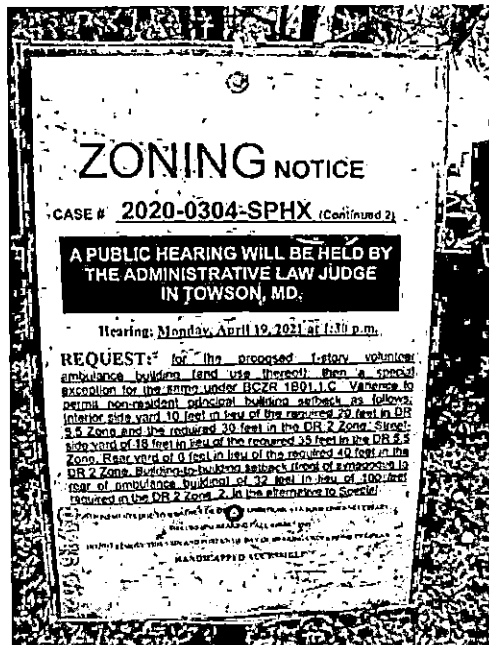
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7504-7514 Seven Mile Lane

SIGN 7 Recertification

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(Month, Day, Year)



Sincerely,

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(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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(Telephone Number)

CERTIFICATE OF POSTING

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
County Office Building, Room 111
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Attn: Kristen Lewis:

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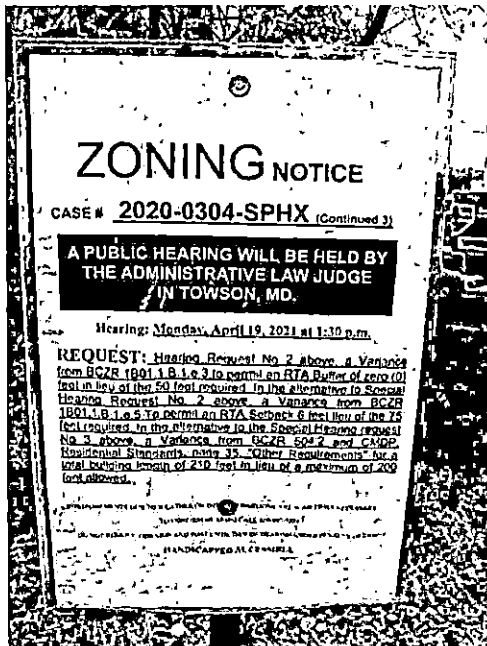
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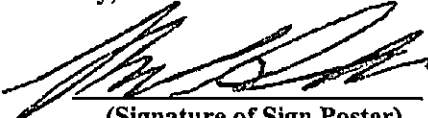
SIGN 8 Recertification

March 30, 2021

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(Month, Day, Year)



Sincerely,

 April 16, 2021
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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(Telephone Number)

CERTIFICATE OF POSTING

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

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Permits, Approvals and Inspections
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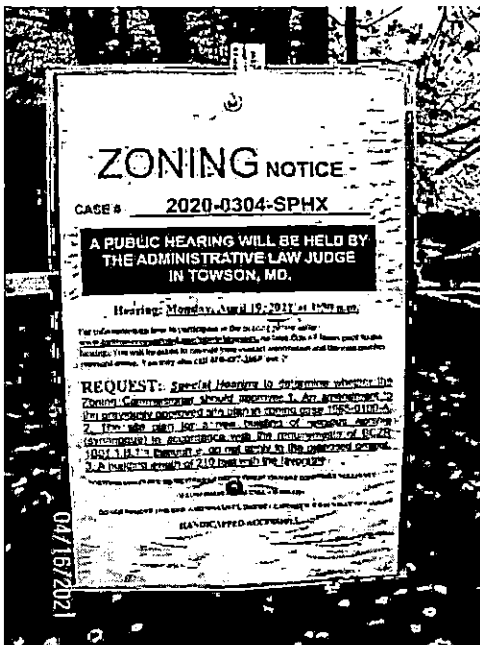
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7504-7514 Seven Mile Lane

SIGN 5 Recertification

March 30, 2021

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(Month, Day, Year)



Sincerely,

April 16, 2021

(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)

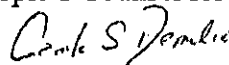
RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE OFFICE
SPECIAL EXCEPTION AND VARIANCE		
7504-7514 Seven Mile Lane; W/S of Seven	*	OF ADMINISTRATIVE
Mile Lane, 106' S of Slade Avenue		
3 rd Election & 2 nd Councilmanic Districts	*	HEARINGS FOR
Legal Owners: Suburban Orthodox Congregation,		
et al. & Baltimore Hebrew Congregation	*	BALTIMORE COUNTY
Petitioner(s)		
	*	2020-304-SPHXA

* * * * *

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.



 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County


 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 12th day of January, 2021, a copy of the foregoing Entry of Appearance was mailed to Dino LaFiandra, Esquire, 100 W. Pennsylvania Avenue, Suite 305, Towson, Maryland 21204, dcl@lafiandralaw.com, Attorney for Petitioner(s).



 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

CERTIFICATE OF POSTING

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

Baltimore County Department of
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County Office Building, Room 111
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Towson, Maryland 21204

Attn: Kristen Lewis:

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7504-7514 Seven Mile Lane

GROUPS 1 & 2

March 30, 2021

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



Sincerely,

 March 30, 2021
(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

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

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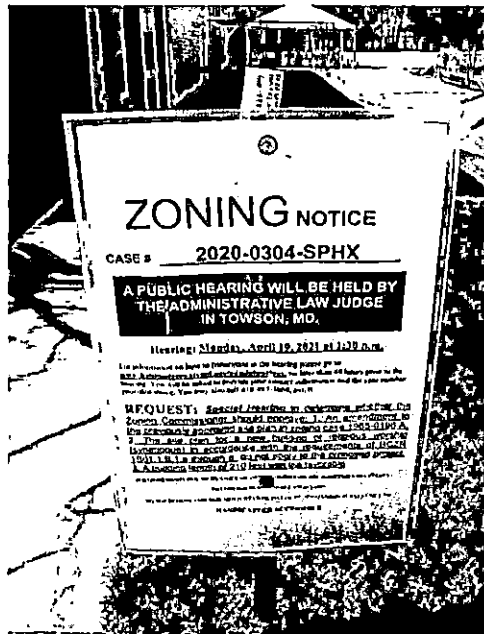
7504-7514 Seven Mile Lane

SIGN 1

March 30, 2021

The sign(s) were posted on _____

(Month, Day, Year)



Sincerely,

~~March 30, 2021~~

(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

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

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:

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7504-7514 Seven Mile Lane

SIGN 3

March 30, 2021

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

Sincerely,

March 30, 2021

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

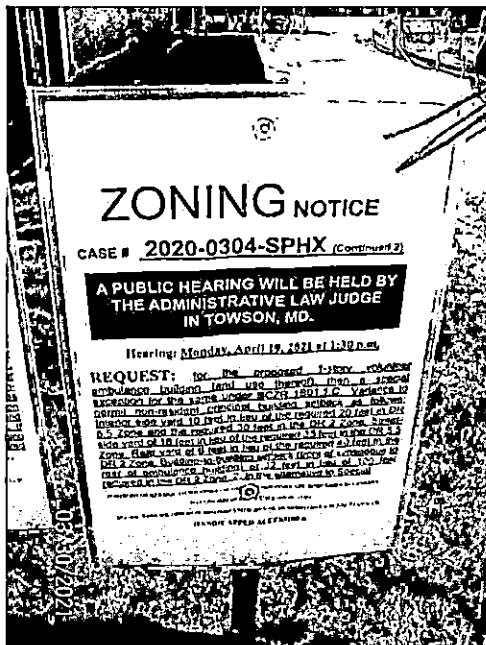
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
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Attn: Kristen Lewis:

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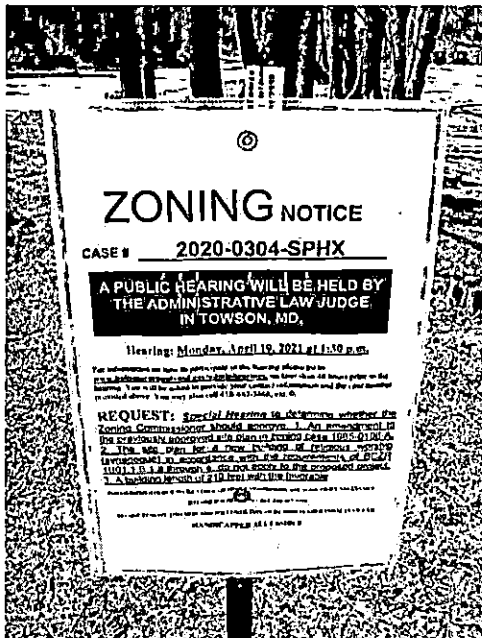
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7504-7514 Seven Mile Lane

SIGN 5

March 30, 2021

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



Sincerely,

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(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

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
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7504-7514 Seven Mile Lane

SIGN 7

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(Month, Day, Year)

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(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

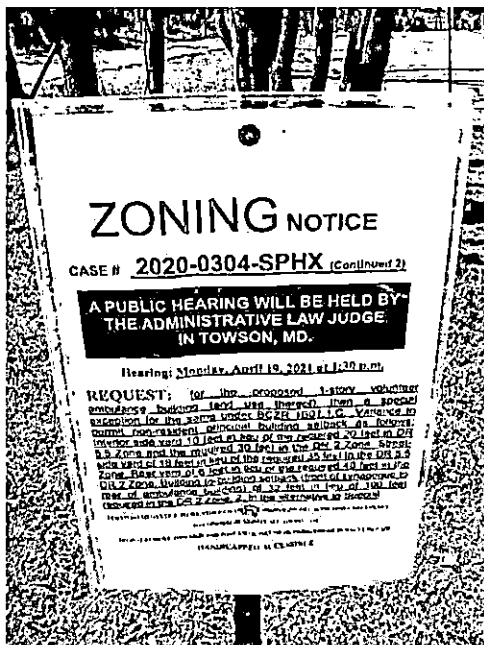
(Address)

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(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

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RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

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County Office Building, Room 111
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Towson, Maryland 21204**

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7504-7514 Seven Mile Lane

SIGN 2

March 30, 2021

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(Month, Day, Year)

Sincerely,

March 30, 2021

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

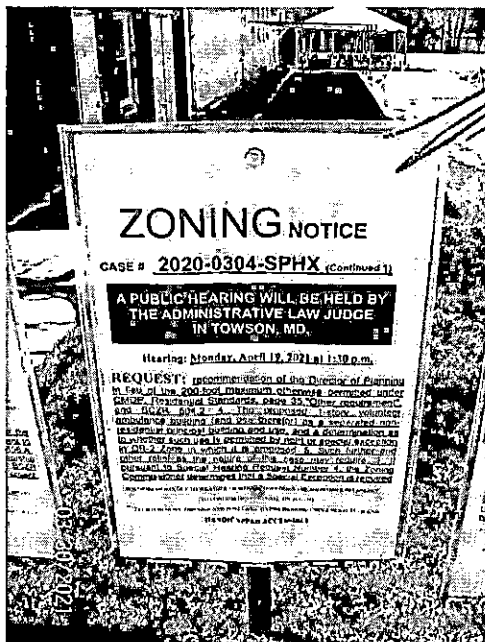
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2020-0304-SPHX

RE: Case No.: _____

Petitioner/Developer: _____

Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

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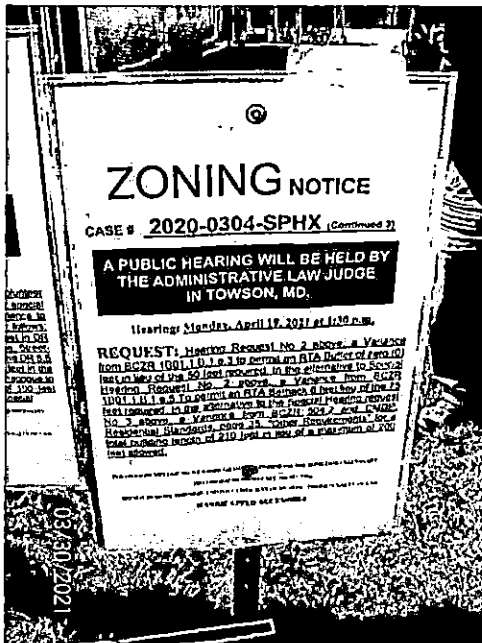
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7504-7514 Seven Mile Lane

SIGN 4

March 30, 2021

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(Month, Day, Year)



Sincerely,

Sincerely,

 March 30, 2021

(Signature of Sign Poster)

(Date)

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

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(Telephone Number)

CERTIFICATE OF POSTING

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Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

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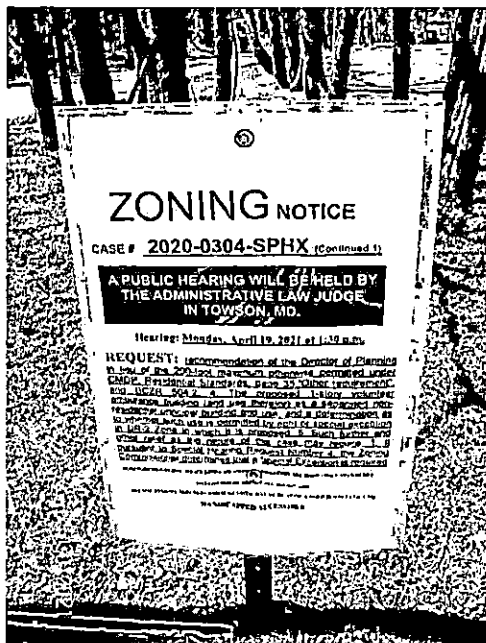
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SIGN 6

March 30, 2021

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(Month, Day, Year)



Sincerely,

 March 30, 2021
(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

2020-0304-SPHX

RE: Case No.: _____

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Suburban Orthodox Congregation Toras Chaim, Inc. Baltimore Hebrew Congregation

April 19, 2021

Date of Hearing/Closing: _____

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7504-7514 Seven Mile Lane

SIGN 8

March 30, 2021

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Sincerely,

March 30, 2021

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

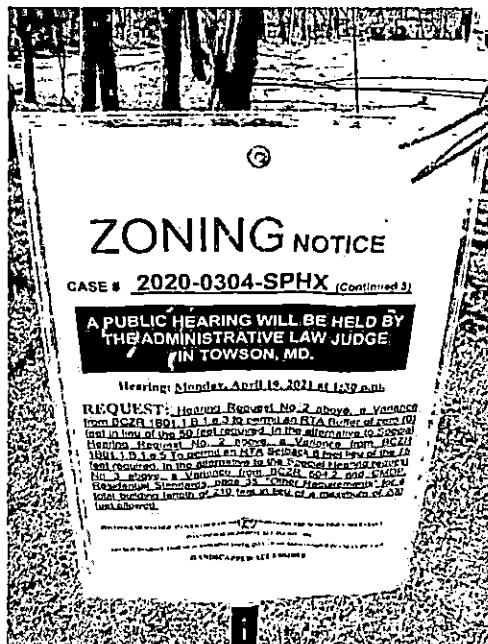
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

Order #: 11984934
 Case #: 2020-0304-SPHXA
 Description:

NOTICE OF ZONING HEARING - CASE NUMBER:
 2020-0304-SPHXA

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:

3/30/2021



Darlene Miller, Public Notice Coordinator
 (Representative Signature)

Baltimore County

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 virtual hearing on the property identified herein as follows:

CASE NUMBER: 2020-0304-SPHXA

7504-7514 Seven Mile Lane

West side of Seven Mile Lane, 106 ft. south of intersection of Slade Avenue

3rd Election District- 2nd Councilmanic District

Legal Owners: Suburban Orthodox Congregation Toras Chaim, Inc., Baltimore Hebrew Congregation

Special Hearing to determine whether the Zoning Commissioner should approve: 1. An amendment to the previously approved site plan in zoning case 1885-0196-A. 2. The site plan for a new building of religious worship (synagogue) in accordance with the requirements of BCZR 1B01.1.B.1.a through e, do not apply to the proposed project. 3. A building length of 210 feet with the favorable recommendation of the Director of Planning in lieu of the 200-foot maximum otherwise permitted under CMDP, Residential Standards, page 35, "Other requirement", and BCZR 504.2. 4. The proposed 1-story volunteer ambulance building (and use therefor) as a separated non-residential principal building and use, and a determination as to whether such use is permitted by right or special exception in DR-2 Zone in which it is proposed. 5. Such further and other relief as the nature of this case may require. 1. If pursuant to Special Hearing Request Number 4, the Zoning Commissioner determines that a Special Exception is required for the proposed 1-story volunteer ambulance building (and use thereof), then a special exception for the same under BCZR 1B01.1.C. Variance to permit non-resident principal building setback as follows: Interior side yard 10 feet in lieu of the required 20 feet in DR 5.5 Zone and the required 30 feet in the DR 2 Zone. Street-side yard of 18 feet in lieu of the required 35 feet in the DR 5.5 Zone. Rear yard of 6 feet in lieu of the required 40 feet in the DR 2 Zone. Building-to-building setback (front of synagogue to rear of ambulance building) of 32 feet in lieu of 100 feet required in the DR 2 Zone. 2. In the alternative to Special Hearing Request No 2 above, a Variance from BCZR 1B01.1.B.1.c.3 to permit an RTA Buffer of zero (0) feet in lieu of the 50 feet required. In the alternative to Special Hearing Request No. 2 above, a Variance from BCZR 1B01.1.B.1.c.5 To permit an RTA Setback 6 feet in lieu of the 75 feet required. In the alternative to the Special Hearing request No 3 above, a Variance from BCZR 504.2 and CMDP, Residential Standards, page 35, "Other Requirements" for a total building length of 210 feet in lieu of a maximum of 200 feet allowed.

Hearing: Monday, April 13, 2020 at 1:30 p.m.

For information on how to participate in the hearings please go to www.baltimorecountymd.gov/adminhearings no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-837-3868, ext. 0.

Pete Gutwald

Director of Permits, Approvals and Inspections for Baltimore County

mh30

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2020-0304-SPHYA

Property Address: 7404 through 7414 Seven Mile Lane, 7 Traymore Road, Portion of 7401 Park Heights Avenue

Property Description: _____

Legal Owners (Petitioners): Suburban Orthodox Congregation Toras Chaim, Inc. and Baltimore Hebrew Congregation, Inc.

Contract Purchaser/Lessee: Suburban Orthodox Congregation Toras Chaim, Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dino C. La Fiandra, Esquire

Company/Firm (if applicable): The Law Office of Dino C. La Fiandra, LLC

Address: 100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

Telephone Number: 443-204-3473

Revised 7/9/2015

4-19-21
1:30 pm

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 3/23/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-304

INFORMATION:

Property Address: 7504-7514 Seven Mile Lane
Petitioner: Suburban Orthodox Congregation
Zoning: DR 2, DR 5.5
Requested Action: Special Hearing, Special Exception, Variance

The Department of Planning has reviewed the petition for Special Hearing, Special Exception, and Variance to determine whether or not the Administrative Law Judge should permit the following relief:

Special Hearing

1. An amendment to the previously approved site plan in zoning case 1985-0196-A.
2. The site plan for a new building of religious worship (synagogue) in accordance with the requirements of BCZR §1B01.1.B.1.g(6), including a finding that the restrictions contained in BCZR §1B01.1.B.1.a through .e do not apply to the proposed project.
3. A building length of 210 feet with the favorable recommendation of the Director of Planning in lieu of the 200-foot maximum otherwise permitted under CMDP, Residential Standards, page 35, "Other requirements", and BCZR §504.2.
4. The proposed 1-story volunteer ambulance building (and use thereof) as a separate non-residential principal building and use, and a determination as to whether such use is permitted by right or special exception in the DR-2 zone in which it is proposed.
5. Such further and other relief as the nature of this case may require.

Special Exception

1. If, pursuant to Special Hearing Request Number 4, the Zoning Commissioner determines that a Special Exception is required for the proposed 1-story volunteer ambulance building (and use thereof), then a special exception for the same under BCZR §1B01.1.C

Variances

1. BCZR §1B01.2.C.1(a) to permit non-residential principal building setbacks as follows:
 - Interior side yard of 10 feet in lieu of the required 20 feet in the DR 5.5 zone and the required 30 feet in the DR 2 zone.
 - Street-side yard of 18 feet in lieu of the required 35 feet in the DR 5.5 zone.
 - Rear yard of 6 feet in lieu of the required 40 feet in the DR 2 zone.
 - Building-to-building setback (front of synagogue to rear of ambulance building) of 32 feet in lieu of 100 feet required in the DR 2 zone.

2. In the alternative to Special Hearing Request No. 2 above, a Variance from BCZR §1B01.1.B.1.e.3 to permit an RTA Buffer of zero (0) feet in lieu of the 50 feet required.
3. In the alternative to Special Hearing Request No. 2 above, a Variance from BCZR §1B01.LB.1.e.5 to permit an RTA Setback 6 feet lieu of the 75 feet required.
4. In the alternative to the Special Hearing Request No. 3 above, a Variance from BCZR §504.2 and CMDP, Residential Standards, page 35, "Other Requirements", for a total building length of 210 feet in lieu of a maximum of 200 feet allowed.

A site visit was conducted on February 23, 2021. The area is predominately residential, but the Baltimore Hebrew Congregation (Place of Worship) is adjacent to the subject property and contains a large building and parking lot. An existing synagogue with a parking lot is present and the dwellings to the north (7506-7514) have been razed. The petitioner is proposing to raze the existing building and construct a larger 1-story synagogue and 1-story ambulance building, which is to be separate from the proposed synagogue. Off-street parking will be provided and meets/exceeds the parking count requirements.

The subject property is in close proximity to the Pikesville Commercial Revitalization District and Reisterstown Road, a major commercial corridor. Since the Baltimore Hebrew Congregation is adjacent and an existing synagogue is in use on the property, the area is appropriate for this type of proposal. However, it should be determined whether or not the increased parking (probable increase in attendance) and ambulance service will cause any traffic issues along Seven Mile Lane.

Although Residential Transition Areas (RTA) should be applied to the fullest extent possible, the Department does not foresee the requested relief as being detrimental to the adjacent properties nor the area in general. The property's location and proposed plan are more appropriate for this area of the county. However, in order to provide some vegetative screening, landscaping should be installed along all property lines, especially in the rear yard area. Where possible, landscaping should be provided throughout the parking lot's islands and curb extensions.

Architectural renderings were provided on March 16, 2021. The renderings depict the proposed synagogue and ambulance building. I have no objections to the proposed design of the synagogue, but the ambulance building is depicted as a featureless white building. Should the proposed ambulance building be approved, revised renderings should be provided to the Department of Planning for review. The updated renderings should carry over some fenestration features used in the synagogue.

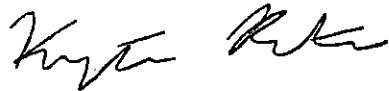
The Department has no objections to the requested relief conditioned upon the following:

1. Submit a landscape and lighting plan to the Baltimore County Landscape Architect for review and approval. A landscaped buffer should be installed along property lines, with an emphasis on the rear yard area. Additional landscaping should be installed in the parking lot's islands and curb extensions. Any proposed lighting should not interfere with the adjacent residential properties.
2. All dumpster enclosures shall comply with Condition H of the Baltimore County Landscape Manual.
3. Should the ambulance building be approved, revised renderings should be provided to the Department of Planning for review and approval prior to issuance of any permits.
4. To the satisfaction of the Administrative Law Judge, a traffic (ingress/egress) mitigation plan should be proposed.
5. Temporary freestanding signs shall not be permitted. All signage shall comply with BCZR §450.

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

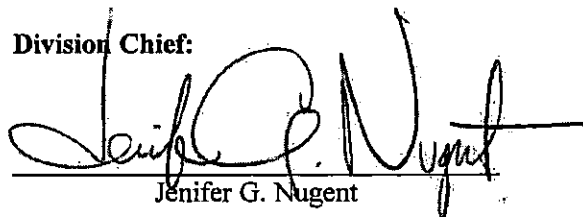
Date: 3/23/2021
Subject: ZAC # 20-304
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP/

c: Bill Skibinski
Dino C. La Fiandra, Esq. The Law Office of Dino C. La Fiandra, LLC
Office of Administrative Hearings
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

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

April 12, 2021

Dino C. La Fiandra,
100 W. Pennsylvania Ave Suite
Towson MD 21204

RE: Case Number: ²⁰²⁰~~2021~~-0304-SPHXA, 7504 thur 7514 Seven Mile Lane

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 December 18, 2020. 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 cursive script that reads "Jeffrey Perlow".

Jeff Perlow
Acting Supervisor
Department of Zoning

PCG

Enclosures

CC: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 28, 2021

SUBJECT: DEPS Comment for Zoning Item # 2020-0304-SPHXA
Address 7504-7514 Seven Mile Lane
(Suburban Orthodox Congregation
Property)

Zoning Advisory Committee Meeting of **January 11, 2021**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: C. Pete Gutwald
Director, Department of Permits, Approvals and Inspections

DATE: 3/23/2021

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 20-304

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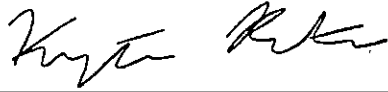
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For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

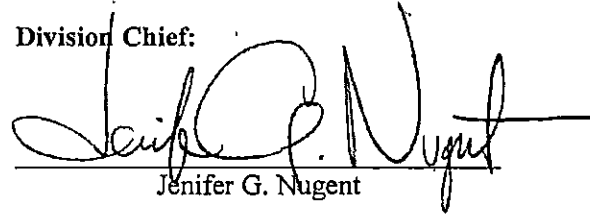
Date: 3/23/2021
Subject: ZAC # 20-304
Page 2

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP/

c: Bill Skibinski

Dino C. La Fiandra, Esq. The Law Office of Dino C. La Fiandra, LLC
Office of Administrative Hearings
People's Counsel for Baltimore County

4/19/21
@ 1:30 p.m.

CASE NO. 2020-0304-SPHXA

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

(if not received, date e-mail sent _____)

1/28

DEPS

(if not received, date e-mail sent _____)

n/c

FIRE DEPARTMENT

PLANNING

(if not received, date e-mail sent _____)

3/23

Comment

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

3/30/21

SIGN POSTING (1st)

Date:

Sgt. Black

by

3/30/21

SIGN POSTING (2nd)

Date:

"

by

4/16/21

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes

☐

No

☒

Comments, if any: _____

From: webmaster@baltimorecountymd.gov
Sent: Friday, April 16, 2021 10:39 AM
To: Administrative Hearings
Subject: Request to Testify

Follow Up Flag: Follow up
Flag Status: Flagged

Results of Form Submission

Request to Testify

Label	Value
First Name	Paul
Last Name	Kadin
Email	pdkadin@juno.com
Phone	4106080654
Address	7403 Seven Mile Lane
City	Baltimore
State	Maryland
ZIP Code	21208
Case Number	2020-0304-SPHXA
Scheduled Hearing Date	04/19/2021

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Christina Long	christina@verticalae.com	1-	New York Time	English	U.S.
David Heyman	dheyman@hatzalahbaltimore.org	1-	New York Time	English	U.S.
Dino LaFiandra	dcl@lafiandralaw.com	1-	New York Time	English	U.S.
Gary Aiken	gaiken@fandf-law.com	1-	New York Time	English	U.S.
Matthew Schoenfeld	matthew@davidsbrown.com	1-	New York Time	English	U.S.
Mitch Kellman	mkellman@dmw.com	1-	New York Time	English	U.S.
Paul Kadin	pdkadin@juno.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rabbi Shmuel Silber	rabbisilber@suburbanorthodox.org	1-	New York Time	English	U.S.
Sally Malena	sally@humanandrohde.com	1-	New York Time	English	U.S.
Steve Warfield	steve.warfield@matiswarfield.com	1-	New York Time	English	U.S.
Yehuda Neuberger	yneuberger@gmail.com	1-	New York Time	English	U.S.



Donna Mignon

From: Dino La Fiandra <dcl@lafiandalaw.com>
Sent: Wednesday, April 14, 2021 3:17 PM
To: Administrative Hearings
Subject: Additional Participants for 2020-304-SPHXA

CAUTION: This message from dcl@lafiandalaw.com originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Good afternoon,

Please send calendar invites with hearing links to the following individuals, who are witnesses for the Petitioner at the above referenced hearing on Monday April 19, at 1:30 pm:

Mitchell Kellman - MKellman@dmw.com
Christina Long - christina@verticalae.com
David Heyman - dheyman@hatzalahbaltimore.org
Gary Aiken - gaiken@fandf-law.com

Thank you as always,

Dino



Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
Tel: 443-204-3473

LaFiandalaw.com
[vCard](#)

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Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Christina Long	christina@verticalae.com	1-	New York Time	English	U.S.
David Heyman	dheyman@hatzalahbaltimore.org	1-	New York Time	English	U.S.
Dino LaFiandra	dcl@lafialandralaw.com	1-	New York Time	English	U.S.
Gary Aiken	gaiken@fandf-law.com	1-	New York Time	English	U.S.
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Rabbi Shmuel Silber	rabbisilber@suburbanorthodox.org	1-	New York Time	English	U.S.
Sally Malena	sally@humanandrohde.com	1-	New York Time	English	U.S.
Steve Warfield	steve.warfield@matiswarfield.com	1-	New York Time	English	U.S.
Yehuda Neuberger	yneuberger@gmail.com	1-	New York Time	English	U.S.

Donna Mignon

From: Administrative Hearings
Sent: Wednesday, April 14, 2021 3:30 PM
To: Dino La Fiandra
Subject: RE: Additional Participants for 2020-304-SPHXA

Good Afternoon,
They have all been invited. Thank you. Have a great day.

From: Dino La Fiandra <dcl@lafiandralaw.com>
Sent: Wednesday, April 14, 2021 3:17 PM
To: Administrative Hearings <administrativehearings@baltimorecountymd.gov>
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Thank you as always,

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The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
Tel: 443-204-3473

LaFiandralaw.com
[vCard](#)

115
75-196-A

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a
409.2.c.2 (IX A.2 - C.M.D.P.)
Variance from Section _____ to allow a compacted crusher-run Paving
lot to remain in lieu of a bituminous surface.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

SEE ATTACHED LETTER

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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:

Legal Owner(s):

Suburban Parkway Corp

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

85-196-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 28, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 28, 1985.

THE JEFFERSONIAN,

W. Venetoni

Publisher

PETITION FOR VARIANCE

At the Office of the Planning Commission
 LOCATION: West side of Seven Mile Lane, 108 Sect South of the centerline of: Shade Avenue (7504 Seven Mile Lane)

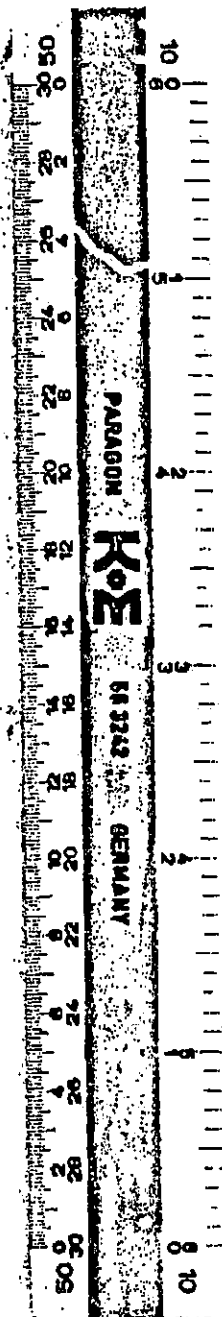
DATE AND TIME: Tuesday, March 19, 1985 at 9:30 A.M.
 PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to allow a compacted crusher-run parking lot to remain in lieu of a bituminous surface.

Being the property of Suburban Orthodox Congregation as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of:



ZONE

EXTING
Shrubbery

39.88



PETITION FOR ZONING VARIANCE

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are the legal owner(s) of the property
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Contract Purchaser:

Legal Owner(s):

Suburban Parkway Co.

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W. Venetian

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DATE AND TIME: Tuesday, March 19, 1985 at 9:30 A.M.

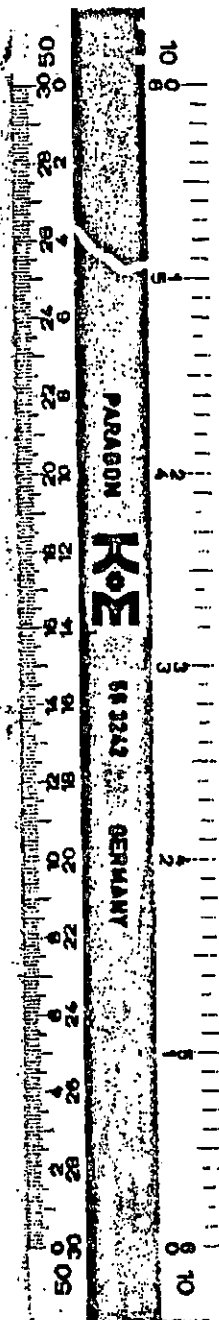
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By Order of



ZONE

EXTING
Shrubbery

39.88'



Donna Mignon

From: SGT ROBERT BLACK <1opie@comcast.net>
Sent: Saturday, April 17, 2021 10:56 PM
To: Dino La Fiandra; Administrative Hearings
Subject: Rectification's For 2020-0304-SPHX
Attachments: Re-Cert 1 2020-0304-SPHX.doc; Re-Cert 2 2020-0304-SPHX.doc; Re-Cert 3 2020-0304-SPHX.doc; Re-Cert 4 2020-0304-SPHX.doc; Re-Cert 5 2020-0304-SPHX.doc; Re-Cert 6 2020-0304-SPHX.doc; Re-Cert 7 2020-0304-SPHX.doc; Re-Cert 8 2020-0304-SPHX.doc; Re-Cert 2020-0304-SPHX GROUPS 1 & 2.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 7504-7514 Seven Mile Lane. Thanks.

Donna Mignon

From: Donna Mignon
Sent: Tuesday, April 13, 2021 10:56 AM
To: 'dci@lafiandralaw.com'
Subject: Case No: 2020-0304-SPHXA 7504 & 7514 Seven Mile Lane

Good Morning:

As you are aware, a virtual Webex hearing has been scheduled for April 19, 2021. You should have received an invitation in an email which invited you to this hearing.

Please note that all electronic hearing exhibits, documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at administrativehearings@baltimorecountymd.gov. Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. **Please bring a hard copy of all exhibits and drop them off in our lobby before the hearing date. Thank you.**

If you have any questions or concerns, please feel free to contact our office.
Thank you so much.

Donna Mignon, Legal Assistant
Baltimore County Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Maryland 21204
410-887-3868

IN THE MATTER OF:

PETITIONS FOR SPECIAL HEARING,
SPECIAL EXCEPTION AND VARIANCE

7504 SEVEN MILE LANE

SUBURBAN ORTHODOX TORAH CHAIM,
INC., et al., Legal Owners,
Petitioners.

) BEFORE THE
)
) BALTIMORE COUNTY
)
) OFFICE OF
)
) ADMINISTRATIVE
)
) HEARINGS
)
) Case No.: 2020-304-SPHXA
)
)
)

SUBPOENA

STATE OF MARYLAND, BALTIMORE COUNTY TO WIT:

TO: Steve Warfield
Matis Warfield, Inc.
10540 York Road, Suite M
Hunt Valley, MD 21090

YOU ARE COMMANDED TO PERSONALLY APPEAR at the hearing in the above-captioned matter currently scheduled on April 19, 2021 at 1:30 pm by Webex and continuing day to day thereafter as necessary and as scheduled by the Administrative Law Judge.

Requested by: Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
Tel: 443-204-3473
Attorney for Petitioners

The witness named above is hereby ORDERED to so appear.



Administrative Law Judge





March 16, 2021

Hon. Paul M. Mayhew, Managing Administrative Law Judge
Baltimore County Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Request for Subpoena
Case 2020-304-SPHXA - 7504 Seven Mile Lane
Suburban Orthodox Torah Chaim, Inc., et al., Legal Owners, Petitioners.

Dear Judge Mayhew:

The above-referenced case was recently scheduled for hearing on April 19, 2021 at 1:30 pm. My client's civil engineer, Steve Warfield recently received a federal jury summons for the entire month of April, 2021. Mr. Warfield prepared the site plan in this matter and I anticipate he will testify as an expert witness in this case. That being the case, Mr. Warfield believes he might secure an excused absence from jury service for the day of the hearing in this case if he presents the jury office with a subpoena for his testimony in this case. Accordingly, pursuant to BCZR § 500.8 and Rule 4.C of the Rules of Practice and Procedure Before the Zoning Commissioner of Baltimore County, I request that you issue the accompanying subpoena for Mr. Warfield to testify in the above-referenced matter. If you return the signed subpoena to me, I will serve it on Mr. Warfield.

Thank you very much. Please let me know if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads 'Dino C. La Fiandra'.
Dino C. La Fiandra

C: Steve Warfield , P.E.



Donna Mignon

From: Kristen L Lewis
Sent: Wednesday, March 10, 2021 11:59 AM
To: Debra Wiley; Donna Mignon
Subject: Webex 2020-0304-SPHXA

Good morning,

This case needs a webex event created. Thank you,

Case 2020-0304-SPHXA
7504-7514 Seven Mile Lane
Owners: Suburban Orthodox Congregation
4/19/2021 at 1:30 p.m.
Dino LaFiandra, Attorney - dcl@lafiandalaw.com
Matthew Schoenfeld - matthew@davidbrown.com
Steve Warfield - steve.warfield@matthewwarfield.com
Rabbi Shmuel Silber - rabbisilber@suburbanorthodox.org
Yehuda Neuberger - yneuberger@gmail.com
Sally Malena - Sally@humanandrohde.com

Kristen Lewis-Coles
PAI – Zoning Review
410-887-3391

ZAC AGENDA

Case Number: 2020-0304-SPHXA **Reviewer:** Joseph Merrey

Existing Use: COMMERCIAL **Proposed Use:** COMMERCIAL

Type: SPECIAL HEARING, VARIANCE

Legal Owner: Suburban Orthodox Congregation, ET.AL

Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 3 **Council Dist:** 2

Property Address: 7504-7514 SEVEN MILE LN

Location: The property located on the West side of Seven Mile Lane, 106 feet South of its intersection with Slade Ave.

Existing Zoning: DR 2, DR 5.5

Area: 2.63 AC

Proposed Zoning:

SPECIAL HEARING:

Special Hearing under 500.7 of the Zoning Regulations of Baltimore County to determine whether the Zoning Commissioner should approve:

1. An amendment to the previously approved site plan in zoning case 1985-0196-A.
 2. The site plan for a new building of religious worship (synagogue) in accordance with the requirements of BCZR 1B01.1.B.1.a through e. do not apply to the proposed project.
 3. A building length of 210 feet with the favorable recommendation of the Director of Planning in lieu of the 200-foot maximum otherwise permitted under CMDP, Residential Standards, page 35, "Other requirement", and BCZR 504.2.
 4. The proposed 1-story volunteer ambulance building (and use therefor) as a separated non-residential principal building and use, and a determination as to whether such use is permitted by right or special exception in DR-2 Zone in which it is proposed.
 5. Such further and other relief as the nature of this case may require.
1. If pursuant to Special Hearing Request Number 4, the Zoning Commissioner determines that a special exception is required for the proposed 1-story volunteer ambulance building (and use thereof), then a special exception for the same under BCZR 1B01.1.C.

VARIANCE:

1. BCZR 1B01.2.C.1(a) to permit non-resident principal building setback as follows:
Interior side yard 10 feet in lieu of the required 20 feet in DR 5.5 Zone and the required 30 feet in the DR 2 Zone.
Street-side yard of 18 feet in lieu of the required 35 feet in the DR 5.5 Zone.
Rear yard of 6 feet in lieu of the required 40 feet in the DR 2 Zone.
Building-to-building setback (front of synagogue to rear of ambulance building) of 32 feet in lieu of 100 feet required in the DR 2 Zone.
2. In the alternative to Special Hearing Request No 2 above, a Variance from BCZR 1B01.1.B.1.e.3 to permit an RTA Buffer of zero (0) feet in lieu of the 50 feet required.
In the alternative to Special Hearing Request No. 2 above, a Variance from BCZR 1B01.1.B.1.e.5 To permit an RTA Setback 6 feet in lieu of the 75 feet required.
In the alternative to the Special Hearing request No 3 above, a Variance from BCZR 504.2 and CMDP, Residential Standards, page 35, "Other Requirements" for a total building length of 210 feet in lieu of a maximum of 200 feet allowed.

Attorney: Not Available

Prior Zoning Cases: 1985-0196-A

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 28, 2021

SUBJECT: DEPS Comment for Zoning Item # 2020-0304-SPHXA
Address 7504-7514 Seven Mile Lane
(Suburban Orthodox Congregation
Property)

Zoning Advisory Committee Meeting of **January 11, 2021**.

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

Reviewer: Steve Ford



Debra Wiley

4-19-21
1:30 pm
2020-0304-
SPHXA

From: Kristen L Lewis
Sent: Wednesday, March 10, 2021 11:59 AM
To: Debra Wiley; Donna Mignon
Subject: Webex 2020-0304-SPHXA

Good morning,

This case needs a webex event created. Thank you,

Case 2020-0304-SPHXA
7504-7514 Seven Mile Lane
Owners: Suburban Orthodox Congregation
4/19/2021 at 1:30 p.m.
Dino LaFiandra, Attorney - dcl@lafiandralaw.com
Matthew Schoenfeld - matthew@davidsbrown.com
Steve Warfield - steve.warfield@matiswarfield.com
Rabbi Shmuel Silber - rabbisilber@suburbanorthodox.org
Yehuda Neuberger - yneuberger@gmail.com
Sally Malena - Sally@humanandrohde.com

Kristen Lewis-Coles
PAL – Zoning Review
410-887-3391

Create Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Panelists to Invite

	Name	Email address	Phone number	Language	Time Zone	Locale
☐	<u>Donna Mignon</u> (Alternate Host)	dmignon@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Maureen Murphy</u> (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	English	New York Time	U.S.
☐	<u>Dino LaFiandra</u>	dcl@lafialandralaw.com	1-	English	New York Time	U.S.
☐	<u>Matthew Schoenfeld</u>	matthew@davidsbrown.com	1-	English	New York Time	U.S.
☐	<u>Steve Warfield</u>	steve.warfield@matisswarfield.com	1-	English	New York Time	U.S.
☐	<u>Rabbi Shmuel Silber</u>	rabbisilber@suburbanorthodox.org	1-	English	New York Time	U.S.
☐	<u>Yehuda Neuberger</u>	yneuberger@gmail.com	1-	English	New York Time	U.S.
☐	<u>Sally Malena</u>	sally@humanandrohde.com	1-	English	New York Time	U.S.

New Panelist

Full name: (required)

Email address: (required)

Phone number: Country/Region Number (with area/city code)

Time Zone: New York (Eastern Standard Time, GMT-05:00) ▼

Language: English ▼

Locale: U.S. ▼

☐ Add new panelist in my address book

☐ Invite as alternate host

Add to Invitation List

Debra Wiley

From: Debra Wiley
Sent: Wednesday, March 10, 2021 12:27 PM
To: Kristen L Lewis
Subject: Link - 2020-0304-SPHXA

Event Information

Event: Zoning Hearing - Case No. 2020-0304-SPHXA - 7504-7514 Seven Mile Lane - Sub
Type: Listed Event
Event address for attendees: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e9>
Event address for panelists: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e6>
Date and time: Monday, April 19, 2021 1:30 pm
Eastern Daylight Time (New York, GMT-04:00)
Duration: 4 hours
Description: Zoning Hearing
Case No. 2020-0304-SPHXA
7504-7514 Seven Mile Lane
Suburban Orthodox Congregation
Event number: 157 569 0254
Event password: 1234
Host key: 168533
Alternate Host: Donna Mignon, Maureen Murphy
Panelist Info:
Panelist password:
Panelist numeric password: 900359
Video Address: 1575690254@baltimorecountymd.webex.com
You can also dial 173.243.2.68 and enter your meeting number.
Audio conference: US Toll
+1-415-655-0001
[Show all global call-in numbers](#)
Access code: 157 569 0254
Maximum number of registrants: 10000

Debra Wiley

Subject: Web seminar scheduled: Zoning Hearing - Case No. 2020-0304-SPHXA - 7504-7514
Seven Mile Lane - Suburban Orthodox Congregation

Location: <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e36bda2ef669a936f3aaf603e3c4dff6e>

Start: Mon 4/19/2021 1:30 PM
End: Mon 4/19/2021 5:30 PM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: webex

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

When it's time, start the Webex event here.

Host: Debra Wiley (dwiley@baltimorecountymd.gov)
Event number (access code): 157 569 0254

Monday, April 19, 2021 1:30 pm, Eastern Daylight Time (New York, GMT-04:00)

Event address for attendees:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=e36bda2ef669a936f3aaf603e3c4c>

Event address for panelists:

<https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTID=eda903879e5332c05d9fa4710512>

Start event

Audio conference information

+1-415-655-0001 US Toll

Global call-in numbers

Join from a video system or application

Dial 1575690254@baltimorecountymd.webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Panelist numeric password: 900359

If you are a host, click here to view host information:

<https://baltimorecountymd.webex.com/baltimorecountymd/j.php?MTID=e04744575c0247d8ff49eb5f3434db685>

Need help? Go to <https://help.webex.com>

Debra Wiley

From: messenger@webex.com
Sent: Wednesday, March 10, 2021 12:26 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No. 2020-0304-SPHXA - 7504-7514 Seven Mile Lane - Suburban Orthodox Congregation

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



Webex sent the email message "Panelist Invitation" for your event.

Number of email addresses the message was sent to successfully: 7

Number of email addresses the message could not be sent to: 0

Need help? Go to <https://help.webex.com>

Debra Wiley

From: messenger@webex.com
Sent: Wednesday, March 10, 2021 12:26 PM
To: Debra Wiley
Subject: Email delivery status for Web seminar: Zoning Hearing - Case No. 2020-0304-SPHXA - 7504-7514 Seven Mile Lane - Suburban Orthodox Congregation

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



Webex sent the email message "Invitation for Alternate Host" for your event.

Number of email addresses the message was sent to successfully: 2

Number of email addresses the message could not be sent to: 0

Need help? Go to <https://help.webex.com>

Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Donna Mignon (Alternate Host)	dmignon@baltimorecountymd.gov	1-	New York Time	English	U.S.
Maureen Murphy (Alternate Host)	mmurphy@baltimorecountymd.gov	1-	New York Time	English	U.S.
Christina Long	christina@verticalae.com	1-	New York Time	English	U.S.
David Heyman	dheyman@hatzalahbaltimore.org	1-	New York Time	English	U.S.
Dino LaFiandra	dcl@lafialandralaw.com	1-	New York Time	English	U.S.
Gary Aiken	gaiken@fandf-law.com	1-	New York Time	English	U.S.
Matthew Schoenfeld	matthew@davidsbrown.com	1-	New York Time	English	U.S.
Mitch Kellman	mkellman@dmw.com	1-	New York Time	English	U.S.
Paul Kadin	pdkadin@juno.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.
Rabbi Shmuel Silber	rabbisilber@suburbanorthodox.org	1-	New York Time	English	U.S.
Sally Malena	sally@humanandrohde.com	1-	New York Time	English	U.S.
Steve Warfield	steve.warfield@matiswarfield.com	1-	New York Time	English	U.S.
Yehuda Neuberger	yneuberger@gmail.com	1-	New York Time	English	U.S.

VERTICAL ARCHITECTURE

CHRISTINA D. LONG, AIA

christina@verticalAE.com ▪ 443.571.4435

I am the founder and principal of Vertical Architecture Enterprises LLC, a full-service architecture firm in Baltimore, Maryland. I have over 20 years of experience working on large scale academic, research, and transportation projects in various roles ranging from designer to project manager. Overlaid on this project work are my articles and conference presentations regarding the impact of technology on spaces for learning and knowledge creation. I bring to all projects a deep commitment to design, successful management experience, a high proficiency with digital design and coordination tools, and a knowledge of how professional services firms work. My clients benefit from my ability to zoom into the details and zoom out to see the big picture.

EDUCATION

- 1999 Harvard University, Graduate School of Design, Master of Architecture
- 1993 Hampshire College, Bachelor of Arts, Urban Studies
- 1991 Columbia University, Graduate School of Architecture, Planning & Preservation, The Shape of Two Cities: New York/Paris program
- 1988 Friends School, Baltimore, MD, High School Diploma

PROFESSIONAL EXPERIENCE

- 2018- Vertical Architecture Enterprises LLC
- 2014-16 Shepley Bulfinch
- 2012-14 Perkins+Will
- 2008-12 Ennead Architects, LLP
- 2004-08 Santiago Calatrava, LLP
- 2002-04 Rafael Viñoly Architects, PC
- 2000-02 Hammond Wilson Architects

SELECTED PROJECTS

ACADEMIC

- 2020- Private K-8 School, Baltimore, Maryland, Concept Design
- 2018- Library, Theatre & Faculty Office Complex, Stevenson University, Design Architect
- 2014-16 Neilson Library, Smith College, Shepley Bulfinch, Project Manager
- 2013-14 Cutter-Ziskind House, Smith College, Perkins+Will, Project Manager
- 2012-14 University Crossing Student Center, University of Massachusetts – Lowell, Perkins+Will, Project Manager
- 2011-12 Center for Design+Media, Massachusetts College of Art + Design, Ennead Architects, Design Team
- 2011 Lycee Francais de New York, Summer Work, Ennead Architects, Project Architect
- 2008-11 The William H. Neukom Building, Stanford Law School, Ennead Architects, Project Architect / Assistant Project Manager

MUSEUM

- 2012 Education Center at the Wall, National Mall, D.C., Ennead Architects, Project Architect

OFFICE & COMMERCIAL

- 2014 Cross Point Ground Floor Repositioning, Perkins+Will, Project Manager
- 2004-05 713 Park Avenue Office, Santiago Calatrava, Project Architect



RELIGIOUS

2018- New Shul, Suburban Orthodox Toras Chaim, Design Architect & Developer Representative

RESEARCH FACILITIES

2003-04 Howard Hughes Medical Institute, Janelia Farm Research Campus, Rafael Viñoly Architects, Senior Architect

2002 National Institutes of Health, John Edward Porter Neurosciences Research Center, Rafael Viñoly Architects, Architect

RESIDENTIAL (HIGH-RISE)

2010 Chicago Spire, Santiago Calatrava, Senior Architect

RESIDENTIAL

2002 Gibson Island Residence, Hammond Wilson Architects, Architect

2002 Annapolis Harbor Residence, Hammond Wilson Architects, Architect

2001 Eastern Shore Residence, Hammond Wilson Architects, Architect

2000 South River Residence, Hammond Wilson Architects, Architect

TRANSPORTATION

2004-08 World Trade Center Transportation Hub, Santiago Calatrava, Design Architect

REGISTRATIONS & CERTIFICATIONS

2007 Maryland State Architectural License

2011 LEED AP Building Design and Construction

ACADEMIC APPOINTMENTS

2019- Guest Critic, Morgan State University, School of Architecture & Planning (ongoing)

1999 Design Studio Instructor, Harvard University, Graduate School of Design, Career Discovery Summer Program

BOARD MEMBERSHIP & COUNCILS

2021- Live Together, Advisory Board

"Live Together® is a nonprofit community development provider dedicated to the idea that intergenerational living and person-centered care provide the best environment for seniors to thrive."
<https://www.livetogethercommunity.org/>

2021- ULI Health Leaders Network, Cohort 4 (National Level)

2021- ULI Baltimore Transit-Oriented Development Council

2020- Harvard Club of Maryland, Board of Directors

I have become increasingly involved in the Harvard Club of Maryland as I want to help mobilize the alumni network to better address long-intractable problems within Baltimore. To that end, I helped organize our 2020 winter forum featuring a panel of Baltimore social entrepreneurs. I am now planning a recurring monthly virtual meeting featuring Baltimore social entrepreneurs.
<http://hcmmaryland.clubs.harvard.edu/article.html?aid=18>

2020- Project Own, Advisory Board



"Project Own builds innovative solutions to equalize access to property wealth creation for Black Americans — and we're starting with homeownership."

<https://www.projectown.org/who-we-are>

2019- ULI Baltimore Revitalization & Reuse Council Member

PUBLICATIONS

"Essentially There: Higher Education Returns to Serve"

Planning for Higher Education Journal | Volume 49, Number 1 | Society for College and University Planning (SCUP) | November 2020

"Reading Here, There, and Everywhere: Planning for Reading Spaces, Technologies, and Materials in an Evolving Digitally Enhanced Abundant Information Landscape"

Planning for Higher Education Journal | Volume 45, Number 2 | Society for College and University Planning (SCUP) | January 2017

"There Is a There There: Connected Learning Communities in a Digital Age"

Planning for Higher Education Journal | Volume 43, Number 4 | Society for College and University Planning (SCUP) | Sept 2015

Republished in *Campus Matters* edition | Volume 44, Number 3 | Society for College and University Planning (SCUP) | April 2016

"Is There a There There? Online Education and ArchitectureX"

Planning for Higher Education Journal | Volume 42, Number 3 | Society for College and University Planning (SCUP) | June 2014

Republished in *Research Journal* | Volume 06.01 | Perkins+Will | May 2014

"How to Build a City" (Rem Koolhaas Harvard Project on the City)

Mutations | Actar | 2000

Design Studio Projects

Studio Works 4 | Harvard Graduate School of Design | pages 15-16

Studio Works 6 | Harvard Graduate School of Design | page 90

SPEAKING ENGAGEMENTS

"Planning for Collections: Balancing Digital Trends, Physical Realities & Pedagogy"

Society for College and University Planning (SCUP) 51st Annual International Conference | July 2016
Concurrent Session

"The Networked Community (College)"

Society for College and University Planning (SCUP) 50th Annual International Conference | July 2015
Concurrent Session

"Are You Coordinated? How Navisworks Can Facilitate an Efficient Construction Administration Phase Before The Construction Administration Phase Begins"

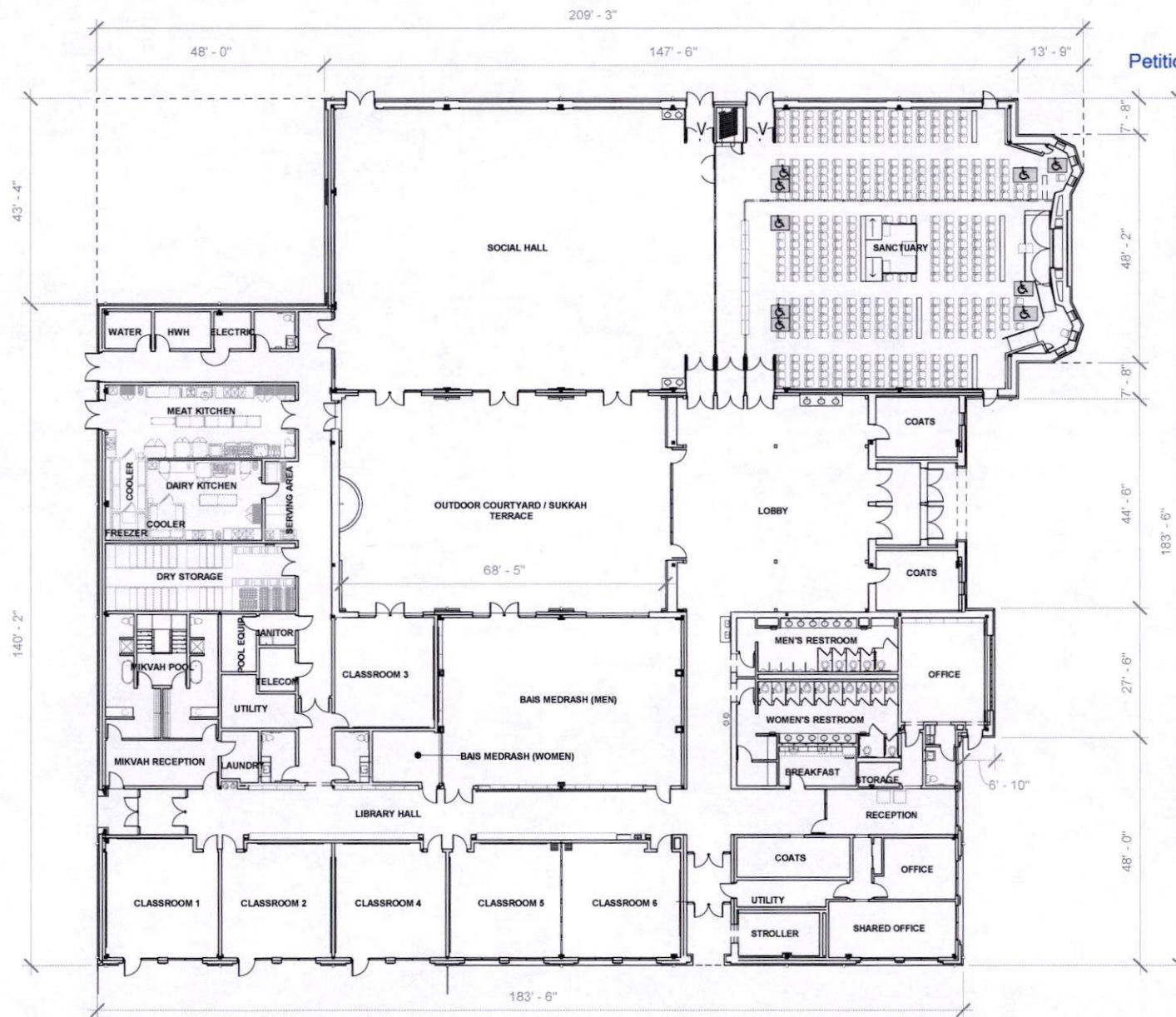
Boston Society of Architects | Construction Administration Roundtable | March 2015



"Is There a There There? Online Education & the Future of the Campus"

Society for College and University Planning (SCUP) 49th Annual International Conference | July 2014

Concurrent Session



Petitioner's Exhibit 12

SANCTUARY SEATING
 370 FIXED SEATS
 9 ACCESSIBLE SEATS
 1 MOVABLE SEAT
 380 SEATS TOTAL



Donna Mignon

From: Dino La Fiandra <dcl@lafiandalaw.com>
Sent: Thursday, April 15, 2021 1:13 PM
To: Administrative Hearings
Subject: Case 2020-304-SPHXA
Attachments: SKM_C250i21041511240.pdf

CAUTION: This message from dcl@lafiandalaw.com originated from a non-Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Please see the attached letter in reference to the above referenced case. The letter was given to my client, Suburban Orthodox Congregation, by the adjoining property owner, Cyndie Simmons at 7516 Seven Mile Lane, with the request that we transmit it to the Office of Administrative Hearings in advance of the hearing in the case.

Regards,
Dino



Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
Tel: 443-204-3473

LaFiandalaw.com
[vCard](#)

**Cyndie Simmons
7516 Seven Mile Lane
Baltimore, MD 21208**

April 15, 2021

Delivered Via Email: administrativehearings@baltimorecountymd.gov

Baltimore County Office of Administrative Hearings
105 W. Chesapeake Avenue, Suite 103
Towson, Maryland 21204

Re: Suburban Orthodox Toras Chaim, Inc.
7504 Seven Mile Lane
Case No. 2020-304-SPHXA

Dear Administrative Law Judge:

I am writing in support of Suburban Orthodox Congregation in its effort to modernize its synagogue at 7504 Seven Mile Lane. I live at 7516 Seven Mile Lane, which is immediately next door to the Suburban Orthodox property.

Suburban Orthodox has been a part of this community for many years. My understanding is that Suburban Orthodox's redevelopment plan is primarily geared toward replacing its existing facilities with a modern synagogue building, and that these new facilities are sized appropriately for the existing congregation. Because the redevelopment is essentially a one for one replacement of the existing building with a new building, I expect Suburban Orthodox to continue to coexist harmoniously with the surrounding residential properties as they have for many years.

Suburban Orthodox has been a good neighbor. I look forward to its redevelopment and I ask you to approve its plans.

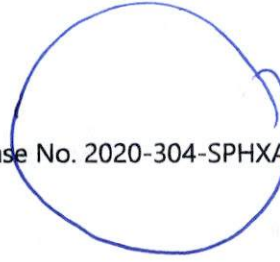
Sincerely,


Cyndie Simmons

Debra Wiley

From: Aaron Rubin <aaron@aaronrubin.com>
Sent: Thursday, April 15, 2021 8:58 PM
To: Administrative Hearings
Cc: Matthew@davidsbrown.com
Subject: Suburban Orthodox Toras Chaim, Inc., Case No. 2020-304-SPHXA

Follow Up Flag: Follow up
Flag Status: Flagged



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

April 15, 2021

Via Email: administrativehearings@baltimorecountymd.gov

Baltimore County Office of Administrative Hearings

105 W. Chesapeake Avenue, Suite 103

Towson, Maryland 21204

Re: Suburban Orthodox Toras Chaim, Inc.

7504 Seven Mile Lane

Case No. 2020-304-SPHXA

Dear Administrative Law Judge:

I am writing in support of Suburban Orthodox Congregation in its effort to modernize its facilities located at 7504 Seven Mile Lane. I live at 3311 Greenvale Road, which is located across the street from the proposed new building property.

Suburban Orthodox has been a part of the neighborhood for many years. Suburban Orthodox plans to construct a new building on the lots they own adjacent to the current building. I understand that Suburban's

new building will replace its existing building with new modern facilities. I support Suburban Orthodox's plans and fully expect them to continue to be a great neighbor to the community.

We hope you will approve their plans.

Sincerely,

Aaron Rubin

Donna Mignon

From: Joseph Openden <joe@baltimoreresidential.com>
Sent: Friday, April 16, 2021 1:56 PM
To: Administrative Hearings
Cc: Matthew N. Schoenfeld; yona openden
Subject: Suburban Orthodox Toras Chaim, Inc. 7504 Seven Mile Lane - Case No. 2020-304-SPHXA

CAUTION: This message from: joe@baltimoreresidential.com originated from a non-Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

April 16, 2021

Via Email: administrativehearings@baltimorecountymd.gov

Baltimore County Office of Administrative Hearings

105 W. Chesapeake Avenue, Suite 103

Towson, Maryland 21204

Re: Suburban Orthodox Toras Chaim, Inc.

7504 Seven Mile Lane

Case No. 2020-304-SPHXA

Dear Administrative Law Judge:

We are writing to show our support for the new project proposed by Suburban Orthodox Congregation at 7504 Seven Mile Lane. We live at 3402 Shelburne Rd, the immediate neighbor just to the south of Suburban Orthodox.

Suburban Orthodox has been a presence in the neighborhood for many years and is a great resource for the community. Suburban Orthodox's plan is to build a new facility next door to the existing building on the

vacant lots they own. It is our understanding that the old building will be demolished after the construction of the new building. The new beautiful modern building will be a welcomed improvement to the current building.

We sincerely hope you will approve their plans.

Sincerely,

Yona and Joseph Openden

3402 Shelburne Rd

Baltimore, MD 21208



Petitioner's Exhibit 5

JOHN A. OLSZEWSKI, JR.
County Executive

STEPHEN LAFFERTY, *Director*
Department of Planning

April 14, 2021

Stephen A. Warfield
Matis Warfield, Inc.
954 Ridgebrook Road, Suite 120
Sparks, MD 21152

Re: Building Length Waiver Request
Suburban Orthodox Congregation
PAI# 03-0407

Dear Mr. Warfield:

Your request for a waiver from the provision of Residential Standards of the Comprehensive Manual of Development Policies (CMDP) has been **APPROVED**. Therefore, the Department of Planning has waived the requirement indicating that the total building length or fullest building width of non-residential principal buildings in D.R. zones shall not exceed 200 feet, and instead to allow the proposed building to be 210-feet long/wide in one direction. The Department of Planning acknowledges by granting this waiver it will allow for a sound design that meets interior building program requirements and reflects various site constraints.

Be advised that the above approval does not indicate Baltimore County Department of Planning approval for any future required waiver, variance relief, special hearing, development plan or building permit for the property aside from the current development plan seeking approval. Please affix a copy of this waiver to the plan. Should you have any questions concerning the matters stated herein, please contact Emery Huang in the Department of Planning at 410-887-3482 or thuang@baltimorecountymd.gov.

Sincerely,

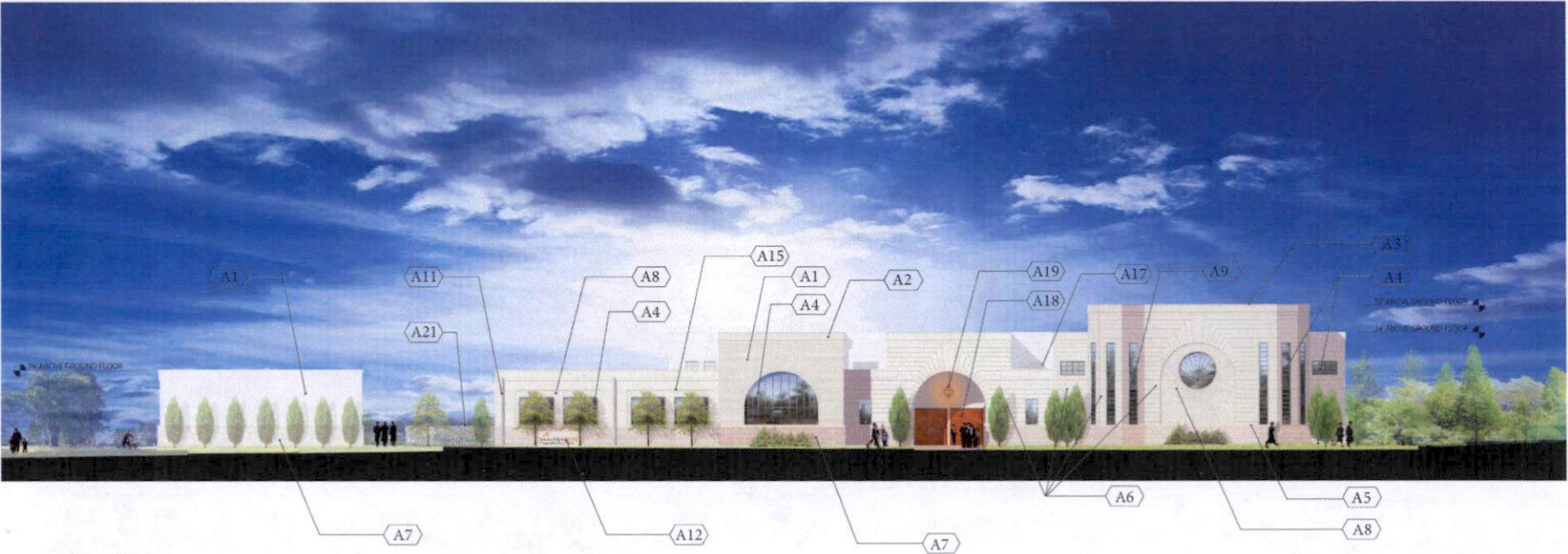
A handwritten signature in blue ink, appearing to read "Steve Lafferty", is written over a horizontal line.

Steve Lafferty
Director

SL:JGN

BUILDING ELEVATION - EAST

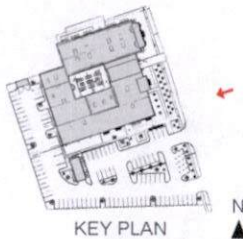
Petitioner's Exhibit 8

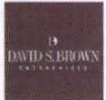


KEY NOTE :

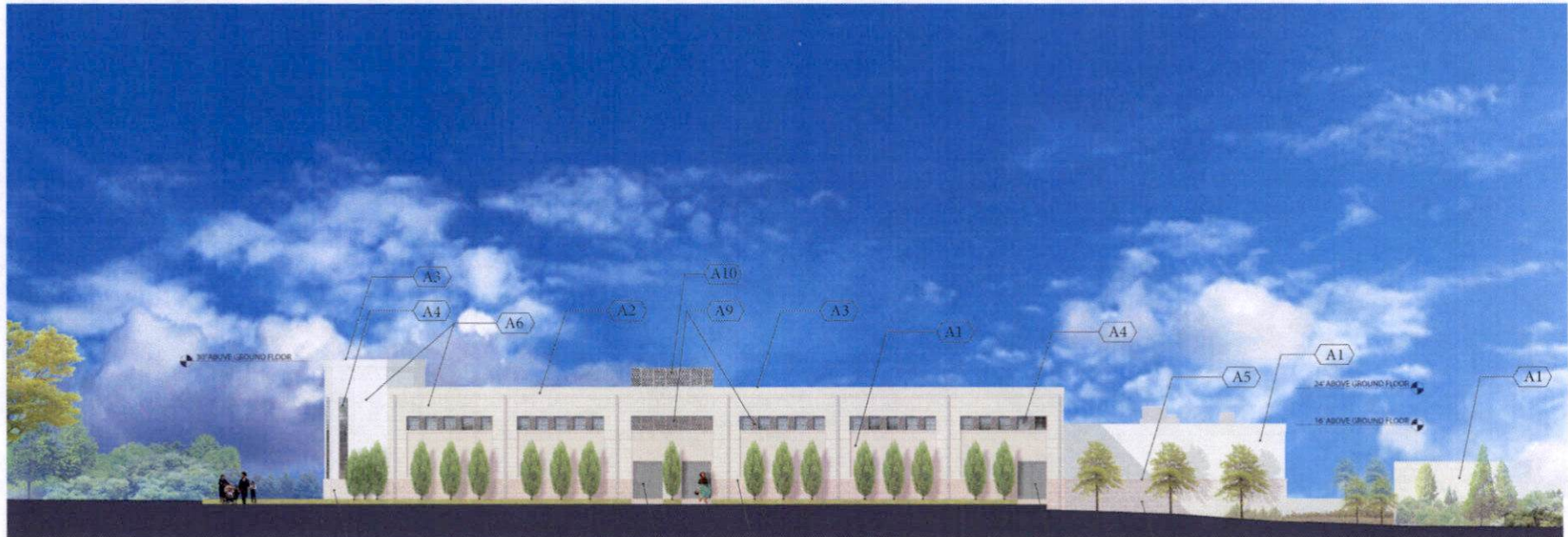
- A1. BRICK , SMOOTH WHITE
- A2. ARCHITECTURAL CMU CORNICE, BUFF COLOR, SMOOTH FINISH
- A3. PRECAST COPING CAP, BUFF COLOR, SMOOTH FINISH
- A4. ALUMINUM WINDOW, PEWTER FRAME
- A5. PRECAST WATER TABLE, BUFF COLOR, SMOOTH FINISH
- A6. ARCHITECTURAL CMU, BUFF COLOR, SMOOTH FINISH
- A7. ARCHITECTURAL CMU BASE, BUFF COLOR, ROCK FACE FINISH
- A8. PRECAST DETAIL
- A9. METAL PANEL, PEWTER

- A10. METAL EQUIPMENT SCREEN, PEWTER FINISH
- A11. DOWNSPOUT, PEWTER FINISH
- A12. EXTERIOR SIGN ON LANDSCAPE MASONRY WALL
- A13. METAL DOORS AT DUMPSTER ENCLOSURE
- A14. ALUMINUM STOREFRONT DOOR AND FRAME PEWTER FINISH
- A15. BRICK SURROUND INSET AT WINDOWS
- A16. CHILDREN PLAYGROUND EQUIPMENT
- A17. ROOF TOP MECHANICAL EQUIPMENT
- A18. ORNAMENTAL WOOD DOOR
- A19. PENDANT LIGHT FIXTURE
- A20. METAL DOOR
- A21. METAL FENCE PEWTER COLOR



 KPN ARCHITECTS Montgomery Park Business Center 1800 Washington Boulevard, Suite 414 Baltimore, MD 21230 Office: 443.682.7757	VERTICAL ARCHITECTURE ENTERPRISES 309 Edgevale Road Baltimore, MD 21210 443.571.4435	CIVIL, SITE, UTILITY ENGINEER: Matis Warfield 954 Ridgebrook Road, Suite 120 Sparks, MD 21152 410.683.7004	Suburban Orthodox Congregation Toras Chaim NEW SYNAGOGUE COMPLEX 7504 Seven Mile Lane Pikesville, Maryland 21208	2011 א'ת"א Suburban Orthodox Congregation Toras Chaim		1 18 NOV 2019
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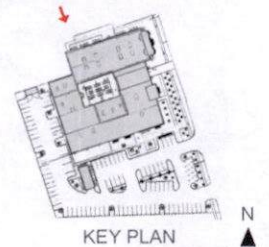
BUILDING ELEVATION - NORTH



KEY NOTE :

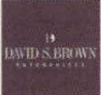
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 A2. ARCHITECTURAL CMU CORNICE, BUFF COLOR, SMOOTH FINISH
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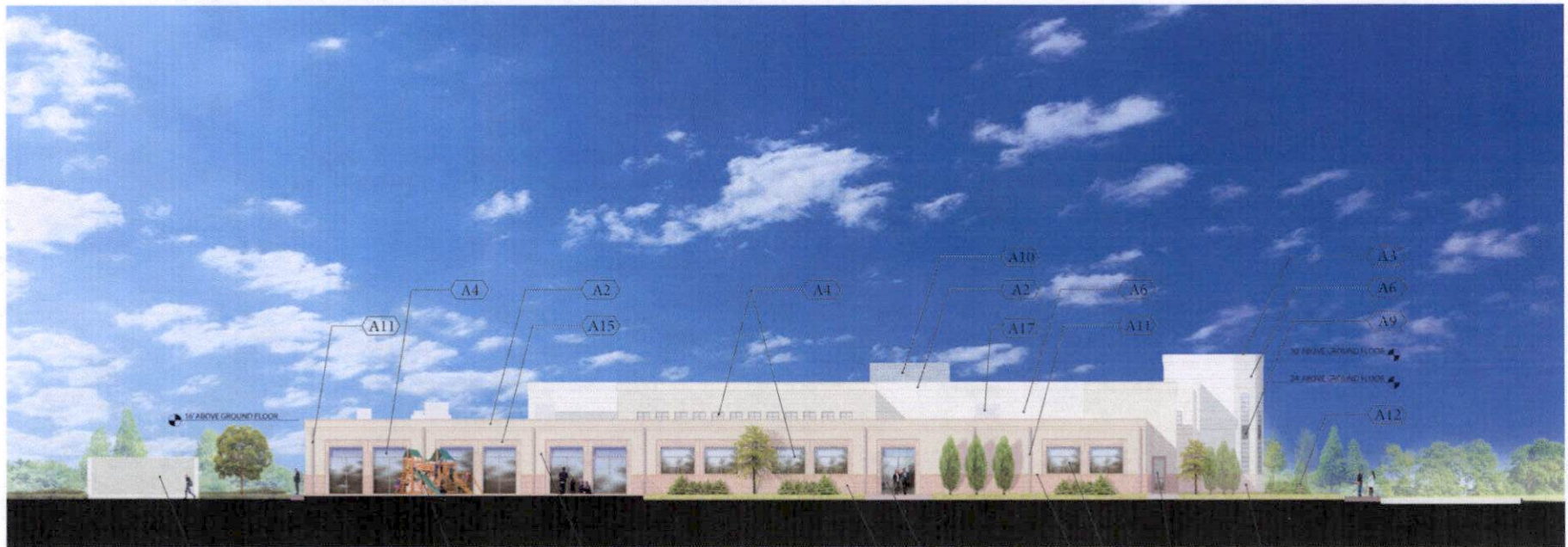


KEY PLAN



 KPN ARCHITECTS Montgomery Park Business Center 1800 Washington Boulevard, Suite 414 Baltimore, MD 21230 Office: 443.682.7757	VERTICAL ARCHITECTURE ENTERPRISES 309 Edgevale Road Baltimore, MD 21210 443.571.4435	CIVIL, SITE, UTILITY ENGINEER: Matis Warfield 954 Ridgebrook Road, Suite 120 Sparks, MD 21152 410.683.7004	Suburban Orthodox Congregation Toras Chaim NEW SYNAGOGUE COMPLEX 7504 Seven Mile Lane Pikesville, Maryland 21208	301/ א"ת Suburban Orthodox Congregation Toras Chaim		2 18 NOV 2019
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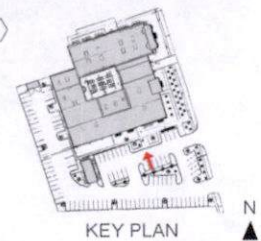
BUILDING ELEVATION - SOUTH



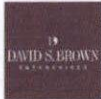
KEY NOTE :

A1. BRICK , SMOOTH WHITE
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KEY PLAN

 KPN ARCHITECTS Montgomery Park Business Center 1800 Washington Boulevard, Suite 414 Baltimore, MD 21230 Office: 443.682.7757	VERTICAL ARCHITECTURE ENTERPRISES 309 Edgevale Road Baltimore, MD 21210 443.571.4435	CIVIL, SITE, UTILITY ENGINEER: Matis Warfield 954 Ridgebrook Road, Suite 120 Sparks, MD 21152 410.683.7004	Suburban Orthodox Congregation Toras Chaim NEW SYNAGOGUE COMPLEX 7504 Seven Mile Lane Pikesville, Maryland 21208	2019 3011 א'תש Suburban Orthodox תורת תימן Congregation Toras Chaim	 18 NOV 2019
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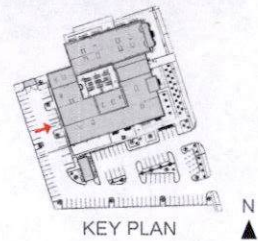
BUILDING ELEVATION - WEST



KEY NOTE :

- A1. BRICK , SMOOTH WHITE
- A2. ARCHITECTURAL CMU CORNICE, BUFF COLOR, SMOOTH FINISH
- A3. PRECAST COPING CAP, BUFF COLOR, SMOOTH FINISH
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 KPN ARCHITECTS Montgomery Park Business Center 1800 Washington Boulevard, Suite 414 Baltimore, MD 21230 Office: 443.682.7757	VERTICAL ARCHITECTURE ENTERPRISES 309 Edgevale Road Baltimore, MD 21210 443.571.4435	CIVIL, SITE, UTILITY ENGINEER: Matis Warfield 954 Ridgebrook Road, Suite 120 Sparks, MD 21152 410.683.7004	Suburban Orthodox Congregation Toras Chaim NEW SYNAGOGUE COMPLEX 7504 Seven Mile Lane Pikesville, Maryland 21208	3011 גאון Suburban Orthodox תורת חיים Congregation Toras Chaim	 18 NOV 2019
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MITCHELL J. KELLMAN

VICE PRESIDENT | DIRECTOR OF ZONING SERVICES

Education

Towson University, BA, Geography and Environmental Planning, Urban Planning

Towson University, Masters, Geography and Environmental Planning, Urban Planning

Professional Summary

Mr. Kellman has over 30 years of experience working in zoning, subdivision, and development regulations for the public and private sector; 15 of those years were with the Baltimore County Office of Planning and Zoning. His responsibilities included review, approval and signatory powers on behalf of the Director of Final Development Plans and Record Plats. He represented the Zoning Office on the County Development Review Committee, a body reviewing the procedural compliance of all development submissions. Review of petitions and site plans filed for zoning hearing approvals were within his authority. Additionally, he supervised county review staff, met with professionals and the public on development project matters, and made determinations regarding developments and their compliance with county regulations. In working for DMW, he has extensive experience in testifying before the Baltimore County Zoning Commissioner, Hearing Officer, Administrative Law Judges, and Board of Appeals. He also regularly represents the company at the Baltimore County Development Review Committee meetings. He is also a member of Baltimore County's Design Review Panel, which formulates design recommendations to the Planning staff and Administrative Law Judges, and the Landmarks Preservation Commission.

Partial List of Projects

Delight Quarry, Baltimore County, MD

Hunt Valley Towne Centre, Baltimore County, MD

Charlestown Retirement Community, Baltimore County, MD

Goucher College, Baltimore County, MD

Greenspring Quarry, Baltimore County, MD

Loveton Business Center, Baltimore County, MD

Oakcrest Village Retirement Community, Baltimore County, MD

Sheppard and Enoch Pratt Hospital, Baltimore County, MD

Sparks Corporate Center, Baltimore County, MD

Towson Town Center, Baltimore County, MD

Memberships and Associations

Baltimore County Landmarks Commission, 2014, 2015, 2016, 2017, 2018, 2019, Vice Chair 2020, Chair 2021

Baltimore County Design Review Panel, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019

Greater Towson Committee, Planning & Development Sub-Committee, 2012, 2013, 2014, 2015, 2016, 2017, 2018

Greater Towson Committee, Government Relations Sub-Committee Chair, 2013, 2014, 2015

Greater Towson Committee Board of Directors - Secretary, 2014, 2015, 2016, 2017, 2018, 2019

Leadership Baltimore County, 2013

Leadership Baltimore County, Class Interviewer, Member, 2015

Professional Experience

Daft-McCune-Walker, Inc., Towson, MD: 2000-Present

Baltimore County Zoning Review Office, Towson, MD: 1985-2000



AERIAL REFERENCED FROM MY NEIGHBORHOOD

PLAN

AERIAL PHOTO EXHIBIT
SUBURBAN ORTHODOX
CONGREGATION
 7104 SEVEN MILE LANE
 PINEVILLE, MARYLAND 21208



JOB NO: 2105000 SCALE: 1" = 50' DATE: 04/13/2021 DESIGNED: MJK DRAWN: AMT

505 FARMGATE AVENUE, SUITE 800 TOWSON, MD 21206
 P: 410 296 8333 F: 410 296 4755 WWW.DMW.COM

Suburban Orthodox Congregation - 7504 Seven Mile Lane and Vicinity



Petitioner's Exhibit 2



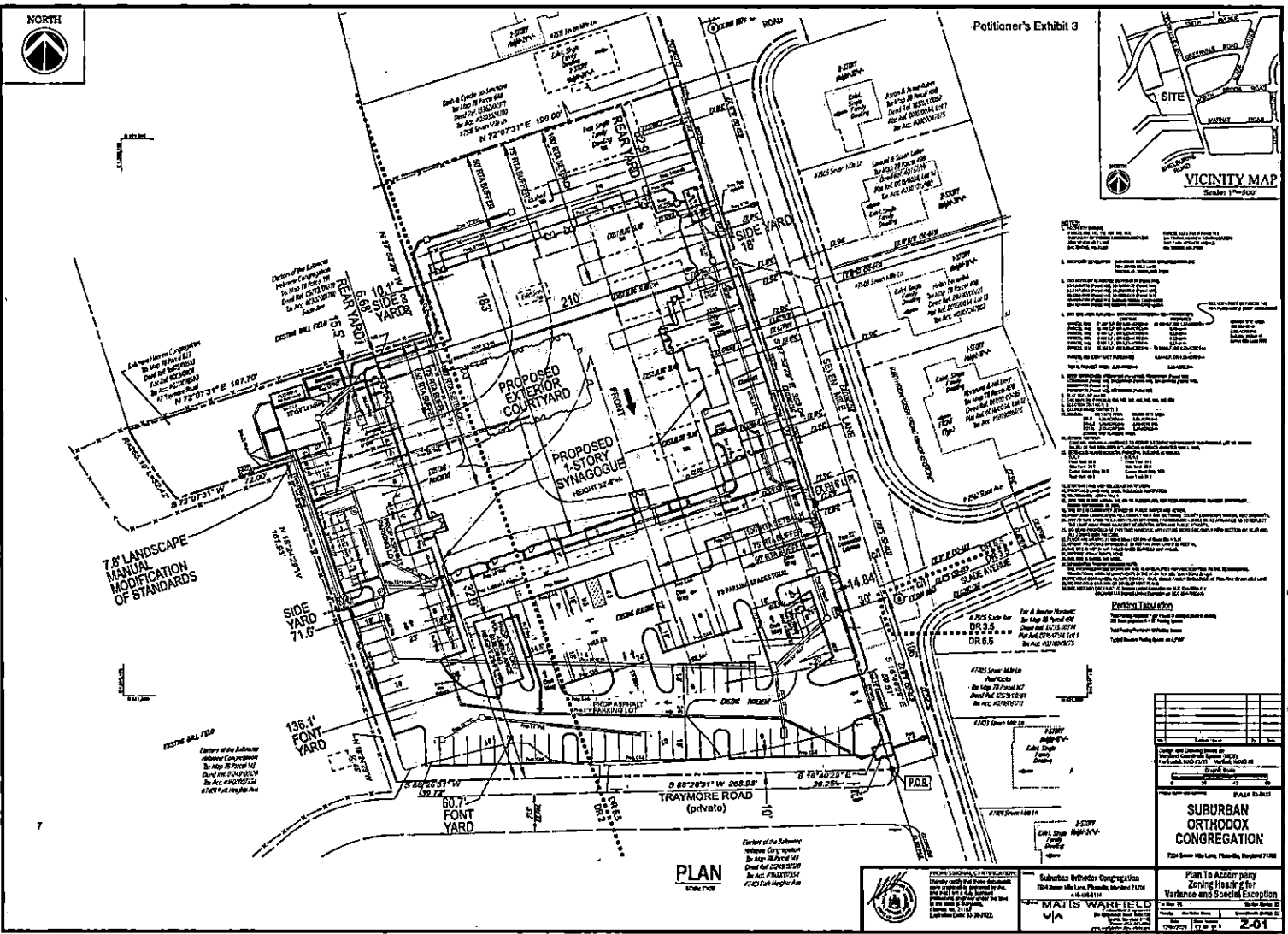
Legend

 County Boundary

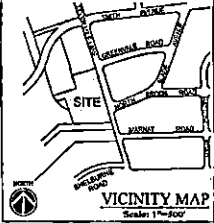
1:3,584

0 155 310 620 Feet

April 15, 2021



Petitioner's Exhibit 3



- 1. SITE LOCATION: The site is located at the intersection of Oak Lane and Traymore Road, in the City of Philadelphia, County of Philadelphia.
- 2. PROJECT DESCRIPTION: The project consists of the construction of a new one-story synagogue building, a proposed exterior courtyard, and associated site improvements.
- 3. ZONING: The site is currently zoned R-1 (Single-Family Residential). The proposed use is a religious assembly, which is a permitted use under the R-1 zoning.
- 4. SETBACKS: The proposed building setbacks are as follows: Front: 10.0 feet; Side: 10.0 feet; Rear: 10.0 feet.
- 5. LANDSCAPING: The site plan includes landscaping details for the courtyard and surrounding areas, including trees, shrubs, and lawn.
- 6. UTILITIES: The site plan shows the location of existing and proposed utilities, including water, sewer, and gas lines.
- 7. TRAFFIC: The project is expected to generate a small number of trips, which will be accommodated by the existing street network.
- 8. ENVIRONMENT: The project is located in an urban area and is not expected to have any significant environmental impacts.
- 9. HISTORIC: The site is not located in a historic district and does not contain any historic resources.
- 10. OTHER: The project is in compliance with all applicable codes and regulations.

Permitted Table

Permitted Use	Permitted Setback
Religious Assembly	10.0 feet

Other Table

Other Use	Other Setback
Single-Family Residential	10.0 feet

SUBURBAN ORTHODOX CONGREGATION

Plan To Accompany Zoning Hearing for Variance and Special Exception

201

PLAN
SCALE 1"=20'

PHILADELPHIA CITY DEPARTMENT OF CITY PLANNING

Division of Planning and Development

City of Philadelphia, Pennsylvania 19107

DATE: 11/11/2011

EXHIBIT: 3

Suburban Orthodox Congregation

204 South 15th Street, Philadelphia, Pennsylvania 19104

MATIS WARFIELD

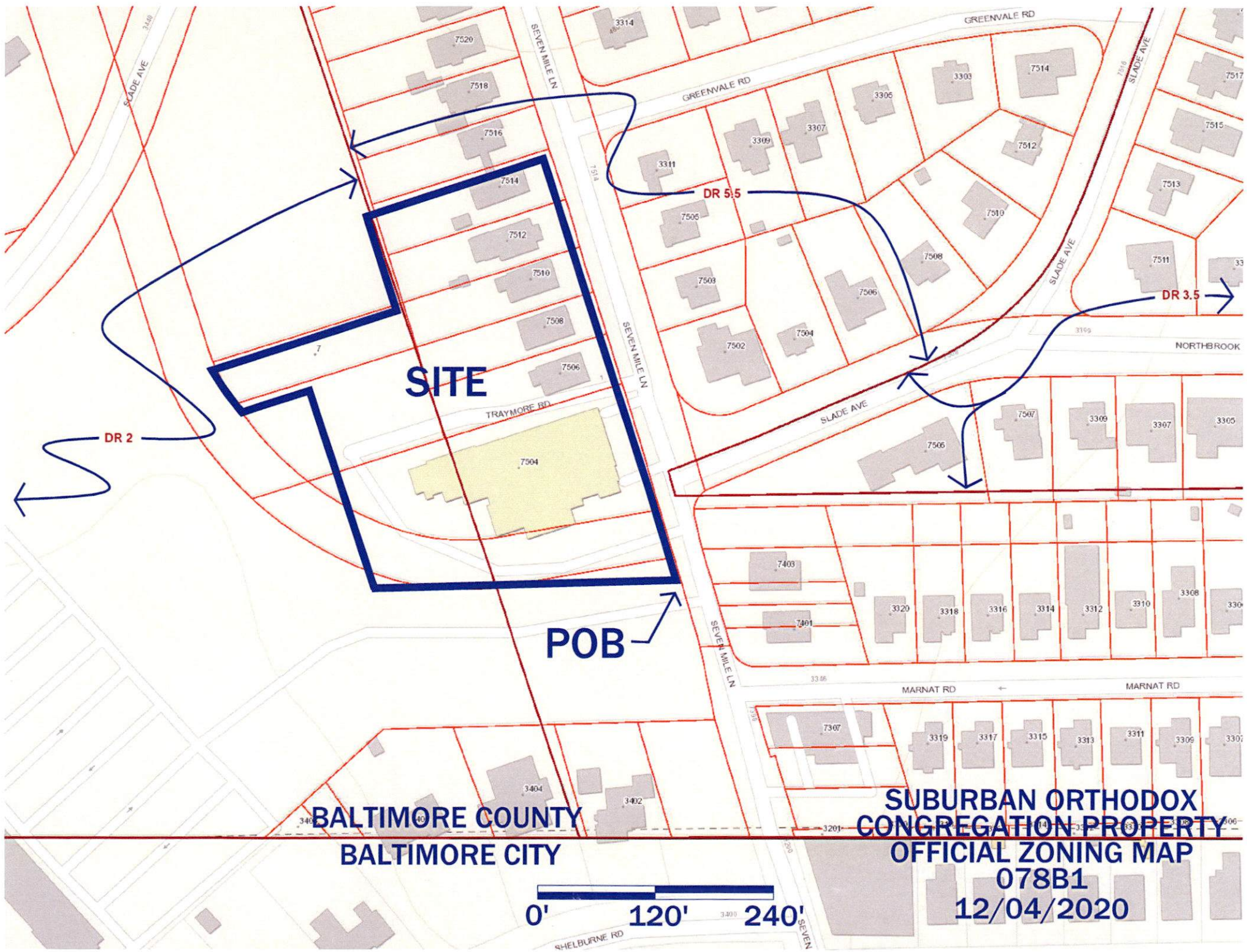
Architect

1000 Locust Street, Philadelphia, Pennsylvania 19107

DATE: 11/11/2011

Plan To Accompany Zoning Hearing for Variance and Special Exception

201



BALTIMORE COUNTY
BALTIMORE CITY

SUBURBAN ORTHODOX
CONGREGATION PROPERTY
OFFICIAL ZONING MAP
078B1
12/04/2020

Exhibit 6

Date:04/09/2021

PROJECT DATA

Project Name:Suburban Orthodox Congregation

Developer Name & Site Address:Suburban Orthodox Congregation, Inc.
7504 Seven Mile Lane
Pikesville, MD 21208

PAI #:03-0407

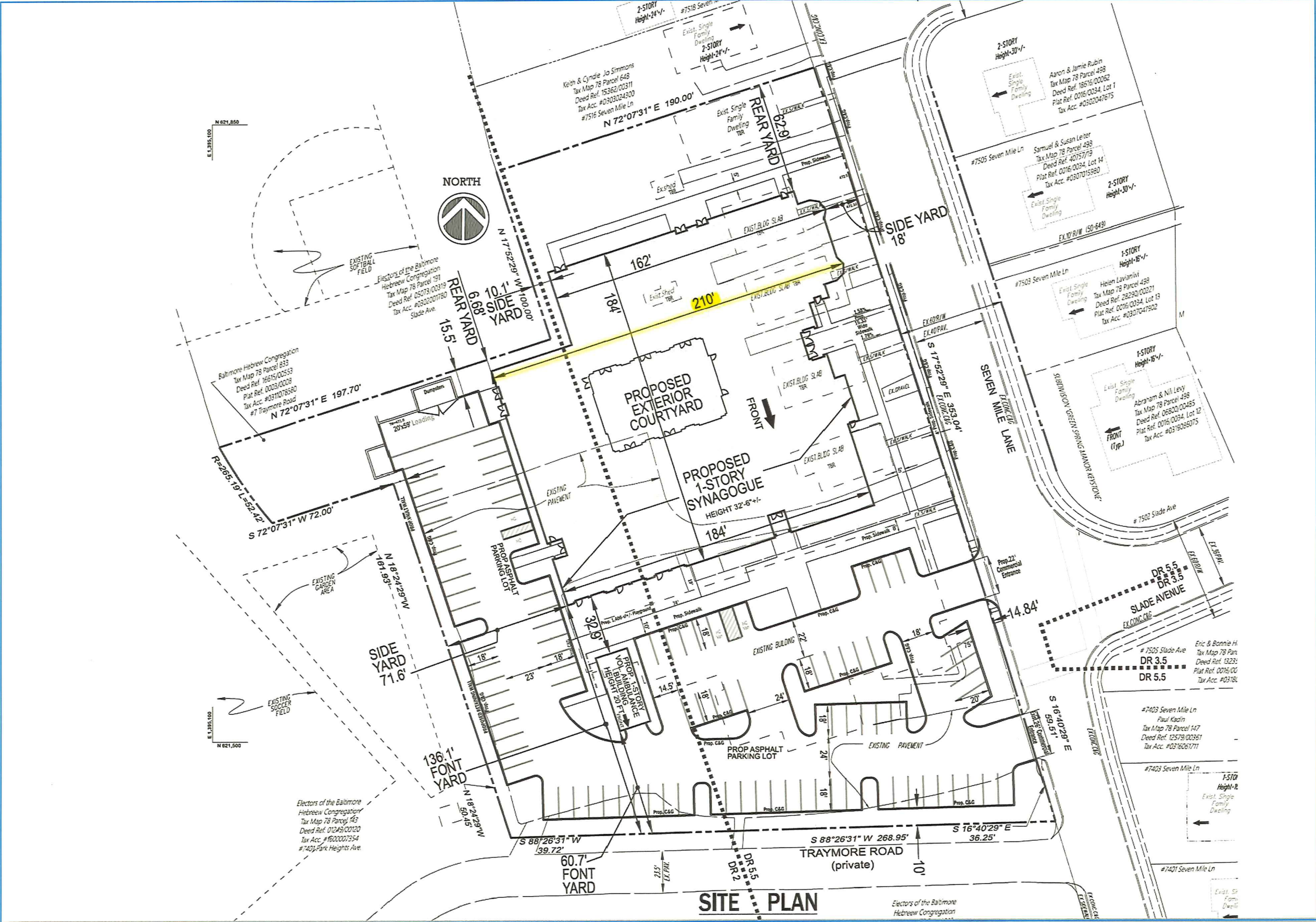
Zoning Hearing Number:2020-304-SPHXA

Zoning Hearing Date:04/19/2021

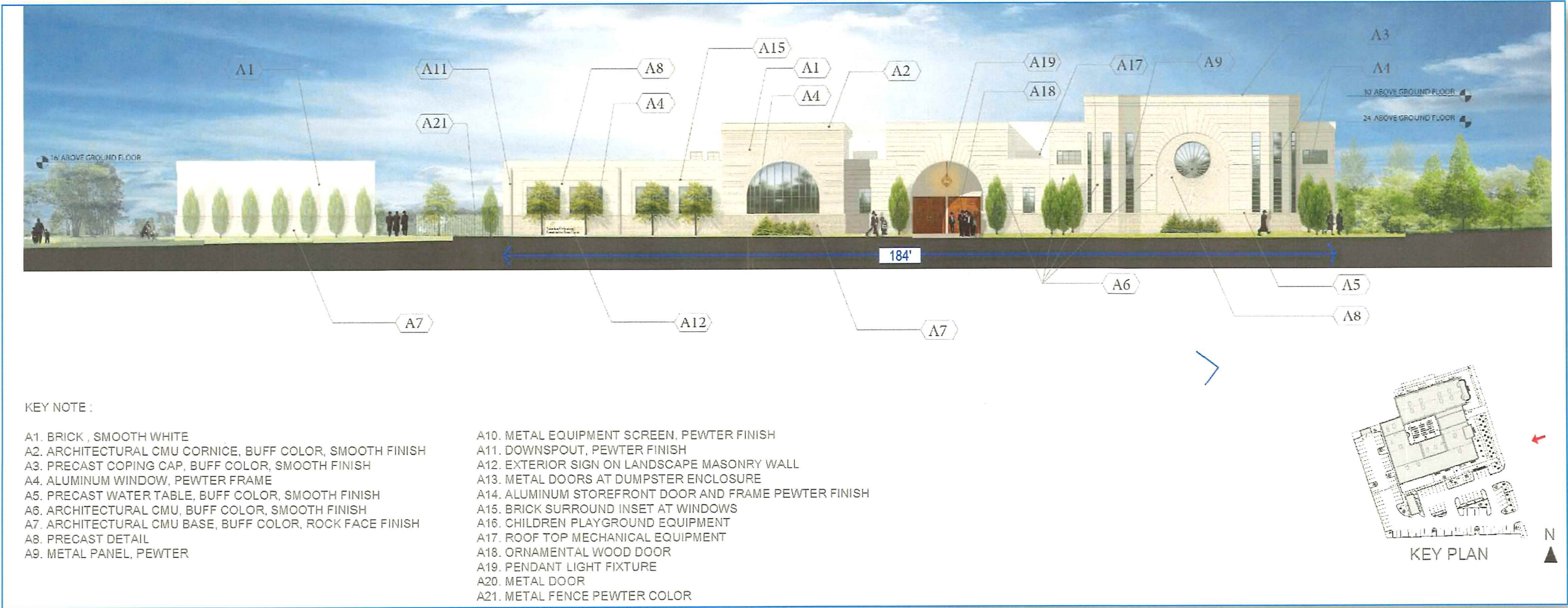
REQUEST

To:Steve Lafferty, Director, Baltimore County, Department of Planning

Request:To obtain a favorable recommendation from the Director of the Baltimore County Department of Planning to the Administrative Law Judge, to allow the fullest proposed non-residential building length/width of 210-feet in lieu of 200-feet maximum allowed per the Comprehensive Manual of Development Policies (CMDP); Subject to the guidelines 1 through 5 as addressed on the following pages of this report.

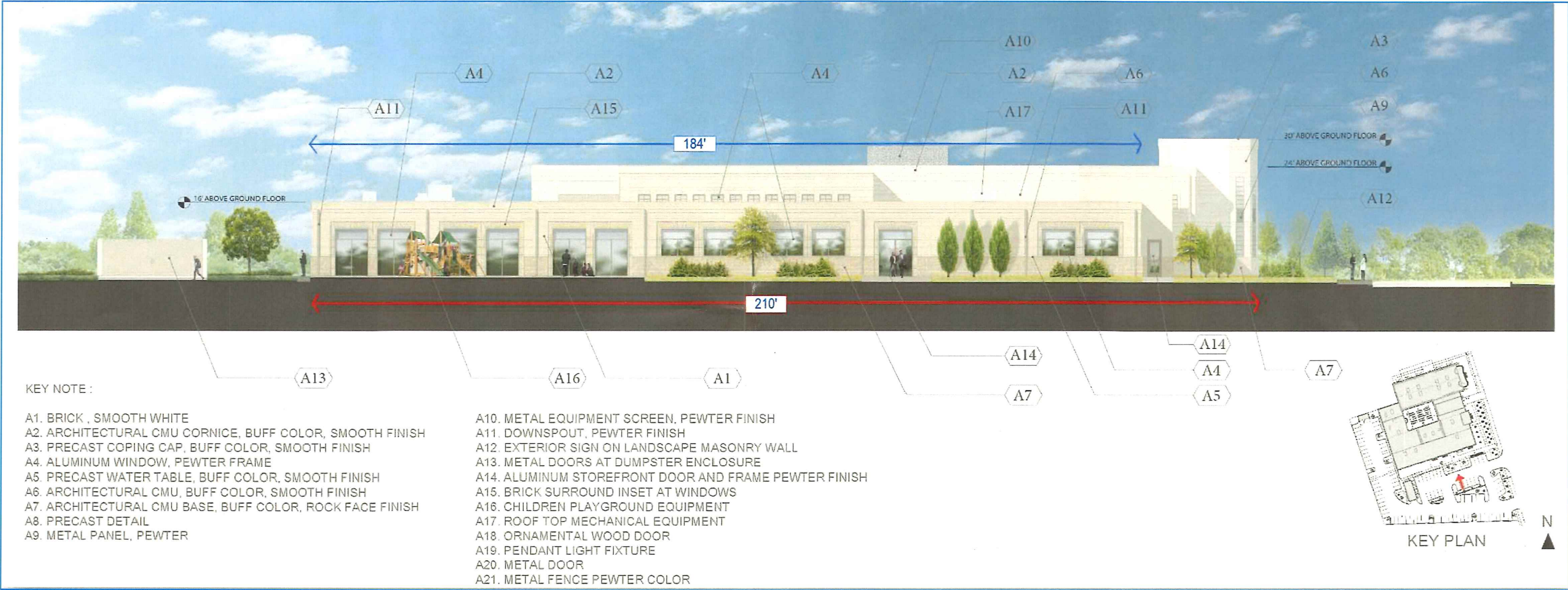


1. Building Elevations/Renderings with Materials Specified (by Vertical Architecture Enterprises and KPN Architects)



Proposed Eastern Building Elevation along Seven Mile Lane

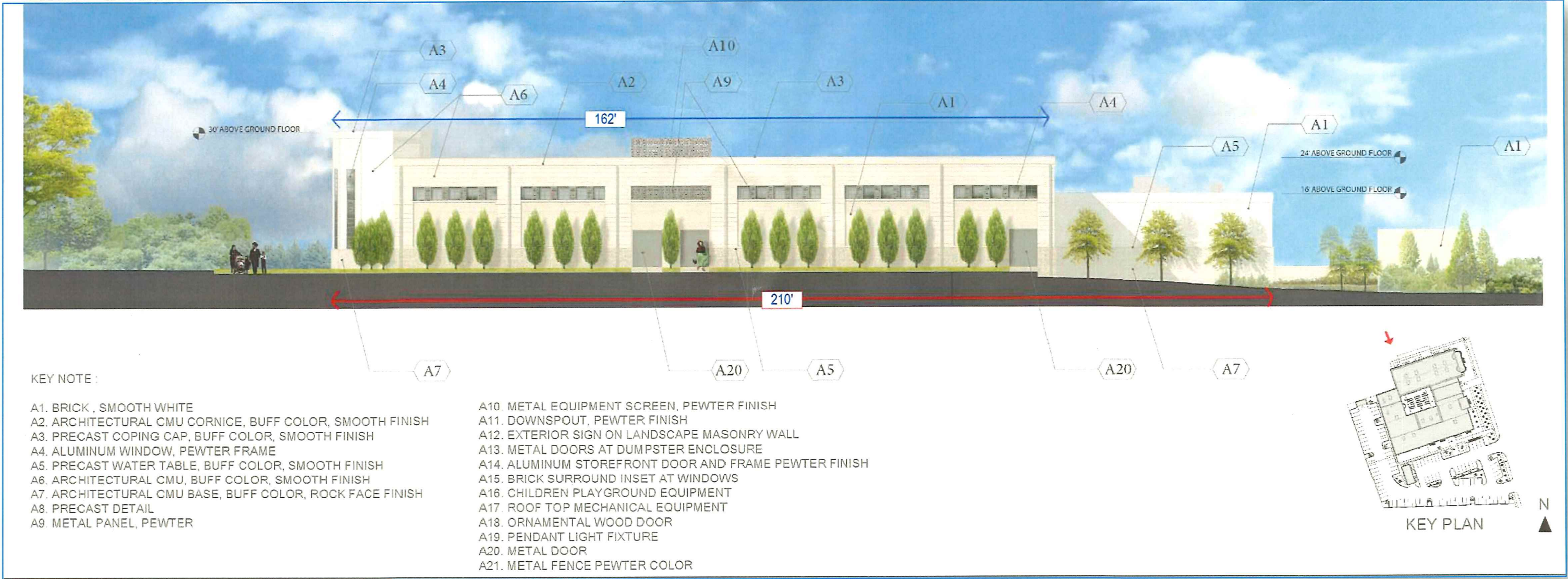
NTS



Proposed Southern Building Elevation From Interior Parking Lot

Length in Excess of 200-feet Shown in Red

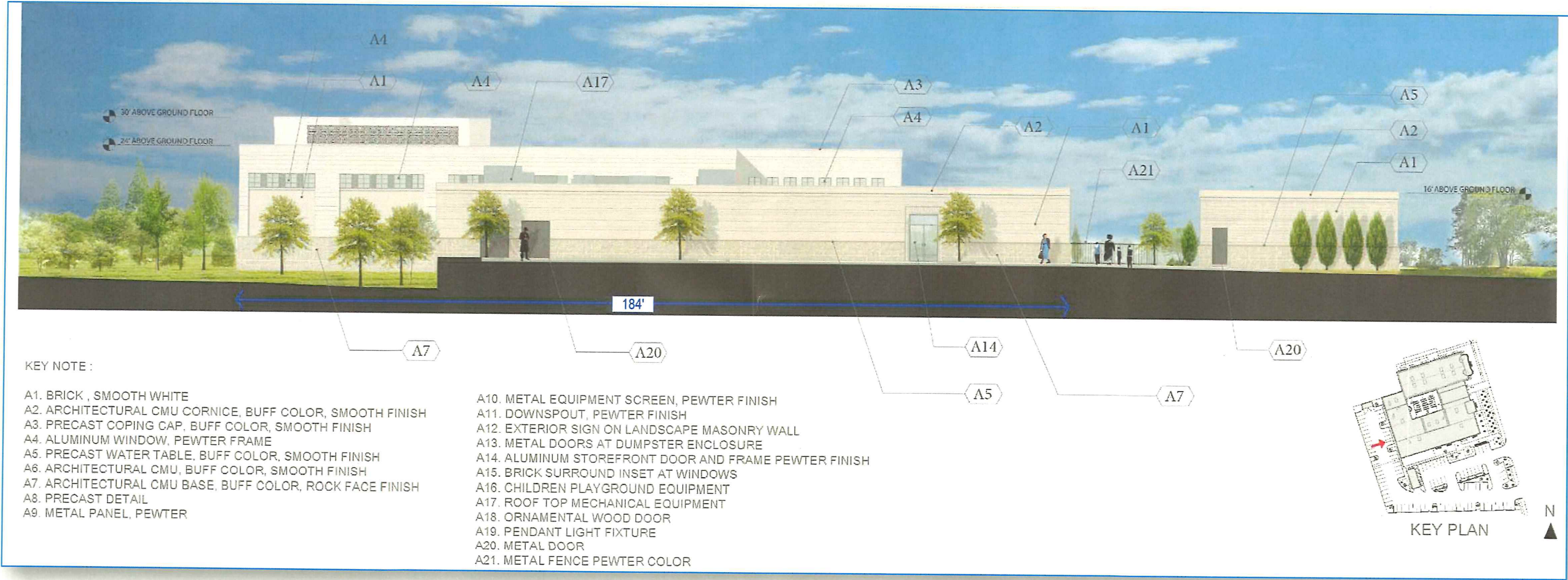
NTS



Proposed Northern Building Elevation From Interior Landscape Area

Length in Excess of 200-feet Shown in Red

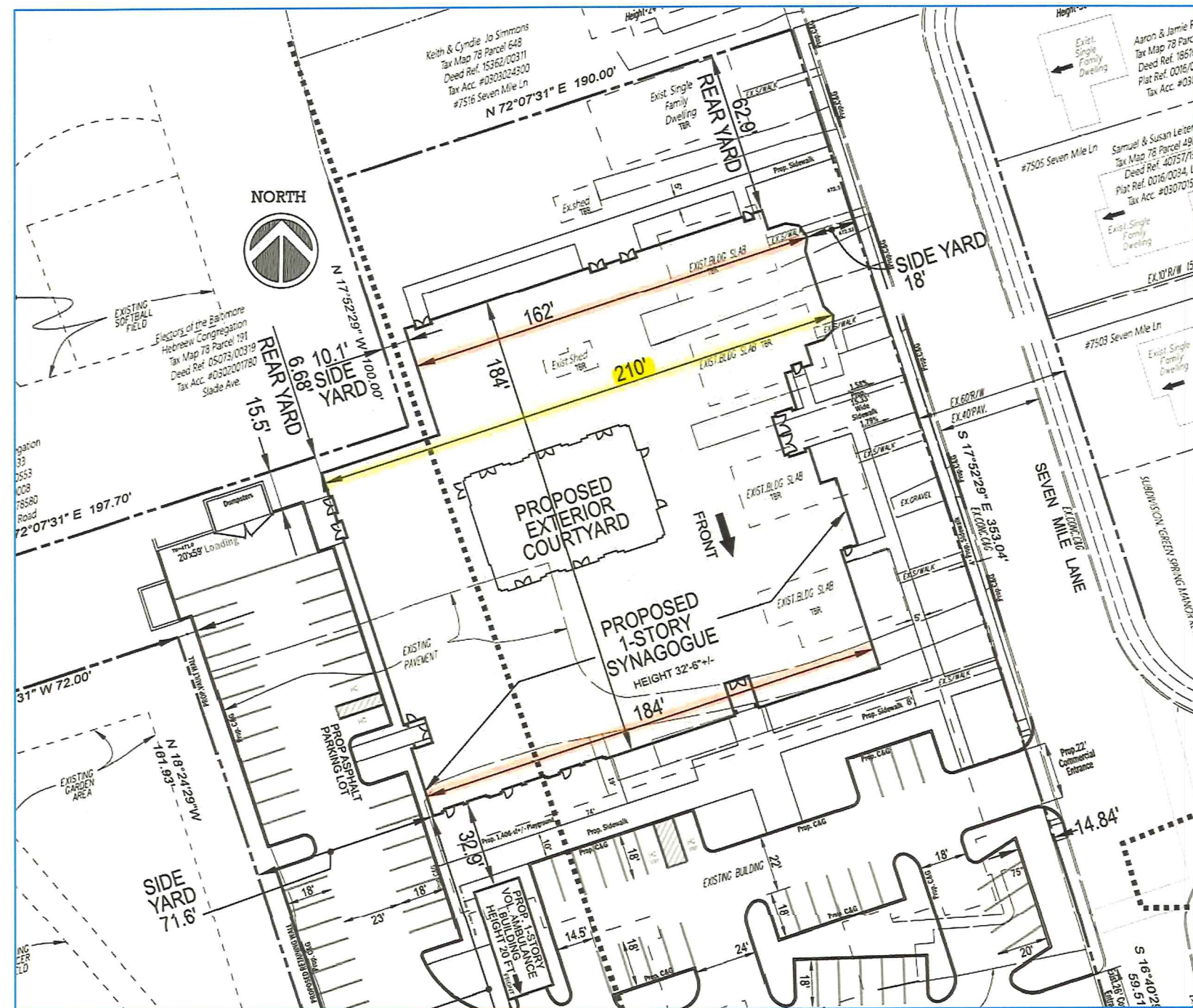
NTS



Proposed Western Building Elevation From Baltimore Hebrew Congregation Site

NTS

- The building is segmented and architecturally varied to break up the massing. Even though the overall building length is 210-feet, Due to the large offsets in the buildings walls, the effective building length/width from an observer on the north side of the building is 162-feet, and the effective building length/width from an observer on the south side of the building is 184-feet. Both effective dimensions are less than the 200-feet allowed. As can be seen on the building elevations, the height of the building also varies which breaks up the façade.





4. The architectural details reflect regional residential elements. The proposed building facades are largely composed of brick which is a common residential element in the region. The proposed windows have mullions / divided glass to reflect the residential feel. The proposed downspouts are on the exterior of the building representing the residential aspects in the region. And the proposed building has been broken up into varying height zones with the majority of the building being either 16-feet high, or 24-feet high, with some smaller sections planned for 30-feet height. These heights are representative of the heights of the one and two story single family homes in the general vicinity of the project site. The region has a mix of single family, and multi-family residences See below for representative residential properties in the vicinity.



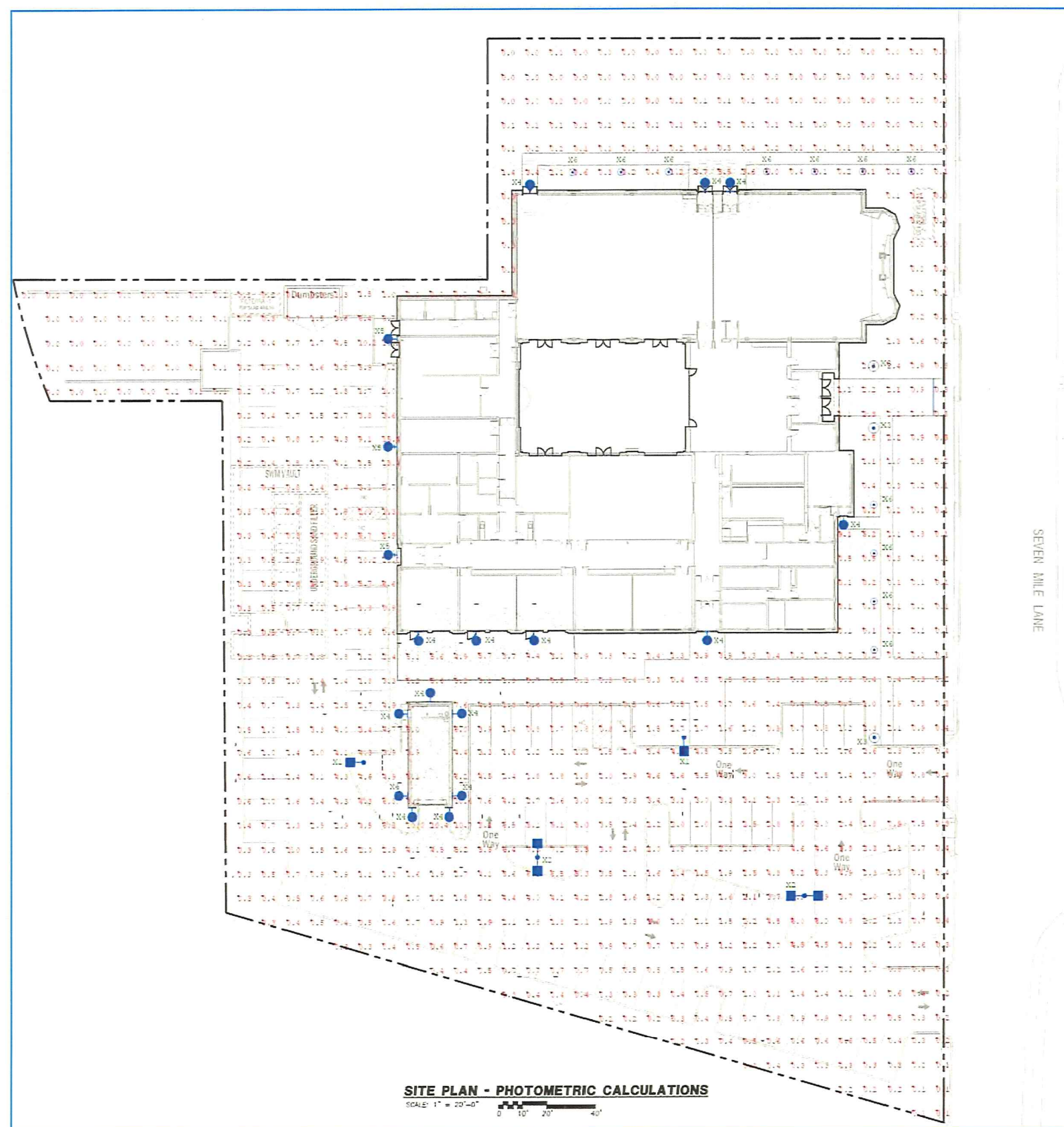
5. The buildings shall comply with Sections 32-4-224 (d), “Additional Requirements by the Director of Planning,” and 32-4-402, “Compatibility,” of the Development Regulations.

- The Development Plan as submitted shows the layout of the site as it relates to the surrounding roads, adjacent and on-site buildings, existing open space (athletic fields and garden area on the adjacent Baltimore Hebrew Congregation property) and proposed open landscape areas, proposed interior courtyard area, and proposed playground areas on the subject site. Local Open Space is not required for non-residential developments. There are no environmental features on the subject site or adjacent to the subject site except for a forest conservation area on the Baltimore Hebrew Congregation Property located on the south side of Traymore Road. Two transit bus routes are present in the vicinity of the site with the closest portions of those bus routes being at Seven Mile Lane and Smith Avenue, and Seven Mile Lane and Park Heights Avenue. The bus routes, while within walking distance from the subject site, are more than 200-feet from the site so they are not shown on the Development Plan.
- Architectural features including: Scale, height, bulk, and general massing of buildings; Major facade divisions; Size and placement of openings; Stylistic features and themes; and Materials are shown on the rendered building elevations included as part of this document and also provided to the Planning Office separately with the Development Plan Submittal. The roof treatment was not specifically called out on the rendered elevations. The proposed roof is a flat roof with parapet walls for screening, and proposed equipment on the roof will be screened as shown on the elevations.
- Hours of operation for the existing and proposed synagogue are: The hours of operation are somewhat variable; however, the general hours of operation are: Weekdays from 5:45-am through 10:00-pm, and Weekends 7:15-am through 9:00-pm. The end of the daily operating hours generally varies with the time of sunset throughout the year. The hours of operation are also dependent on which services, programs, and events are being offered throughout the day. The primary sanctuary/worship use occurs weekdays between 5:45-am and 7:30-am, and Saturday between 8:45-am and Noon.
- To date the Planning Office has not requested perspective drawings, building and site cross-sections, and large scale drawings of specific site development details, so we have assumed that these will not be required for the proposed Development Project.

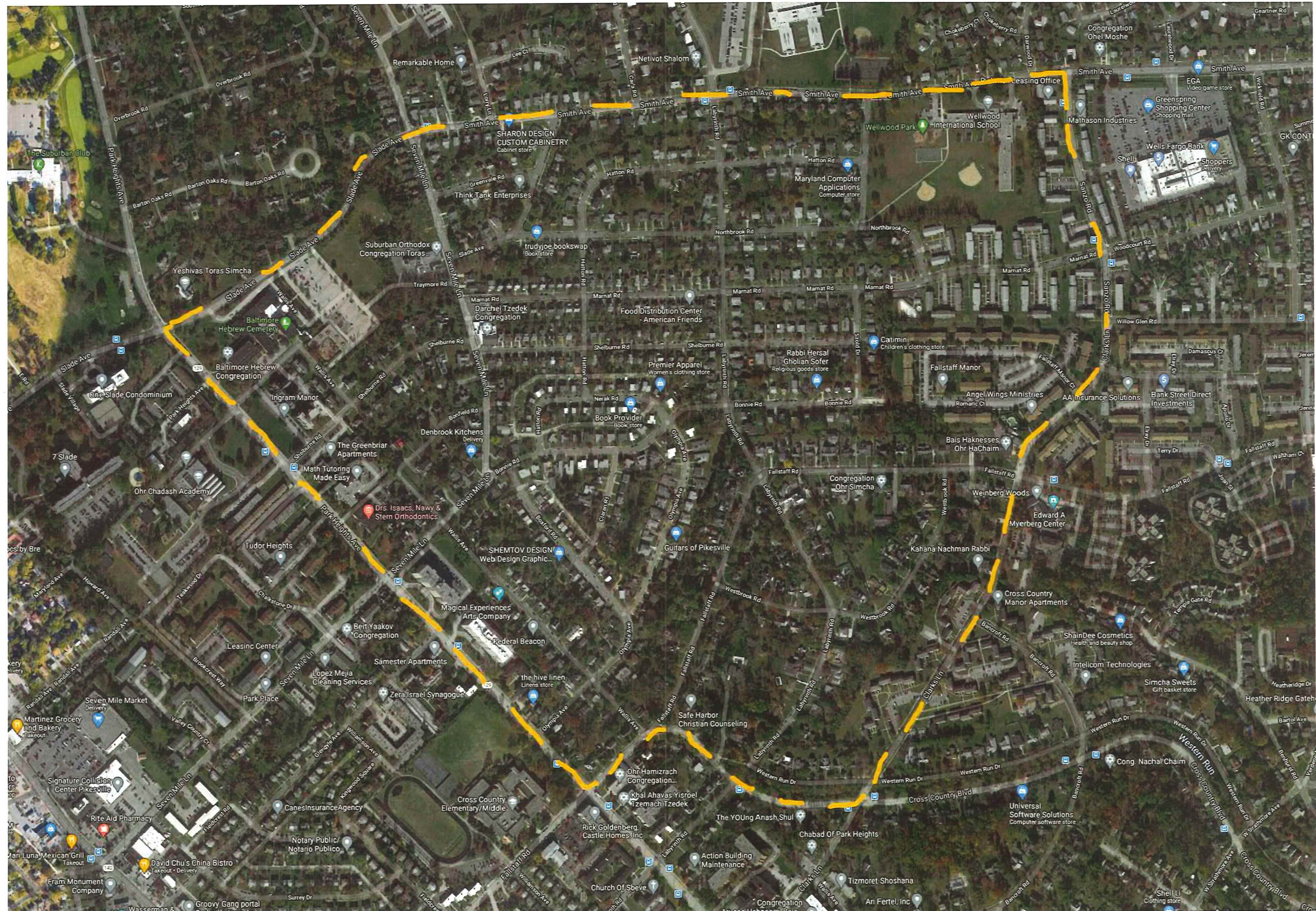
COMPATABILITY OBJECTIVES:

- The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood. The proposed building effectively has two fronts. The façade facing Seven Mile Lane is a pedestrian centric entrance where people who will be walking to the facility from the neighborhood will tend to use. The front façade facing the proposed southern parking lot is where people driving to the site and parking on the site will tend to utilize on a daily basis. The front facing the parking lot is the Zoning Front which makes the front facing Seven Mile Lane a zoning Side. The building has been situated on the site such that the façade along Seven Mile lane reinforces the existing street edge setback created by the fronts of the existing houses along the road.
- The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood. The proposed site configuration allows for a wide landscape and pedestrian area along the Seven Mile Lane frontage, and places the parking on the south and west sides of the building. The parking along the south side of the proposed building is enhanced with large internal landscape islands to break up the parking areas. The loading area is at the northwest corner of the proposed building which makes it hidden from the surrounding neighborhood.
- There are no proposed streets. The proposed sidewalks are located to support the functional patterns of the neighborhood. The existing sidewalks along the front of the site are being rebuilt, and the on-site sidewalks are connected to the public sidewalk in multiple locations with wide proposed sidewalks.
- The open spaces of the proposed development are private open areas on the site predominantly around the perimeter of the site. A playground area is proposed along the southern façade which is adjacent to the proposed religious education classrooms in the building. There is also a proposed interior courtyard / gathering area for the congregants.
- There are no locally significant features of the site such as distinctive buildings or vistas which could be integrated into the site design.
- The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities. There is no uniform spacing of street trees and other landscaping in this neighborhood, and the proposed landscaping follows that same approach.
- There are no signs currently proposed at this time. The Proposed exterior site lighting and accessory structures such as the dumpster enclosure support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood. The sight lighting along Seven Mile Lane consists of pedestrian scale lighting along the proposed on-site sidewalk which runs parallel to Seven Mile Lane, and one building mounted light over a side door. Minimal parking lot lighting and other building mounted lighting is proposed with generous setbacks from the public right of way and surrounding properties in order to not exceed allowable lighting levels along the property lines. See the site lighting plan and details below.
- The scale, proportions, massing, and detailing of the proposed buildings are in proportion to those existing in the neighborhood. The neighborhood limits are defined at Slade / Smith Avenue on the north, Sanzo Road / Clarks Lane on the east, Cross County Boulevard on the south, Park Heights Avenue on the west, as shown with an orange dashed line on the Google Maps Neighborhood Plan below. There is a mix of housing units ranging from single family homes, to high rise multi-family buildings in the neighborhood. There are various synagogues and schools within the neighborhood as well. The main building on the Baltimore Hebrew property is approximately 440-feet long, The Wellwood International School building is 450-feet long. The two high rise multi-family buildings along Park Heights Avenue are 260-feet to 290-feet long. As discussed above the height of the proposed Suburban Orthodox Synagogue is similar in scale to the other one and two story buildings in the neighborhood, and less than some of the other Synagogues in the neighborhood. Photos of some of the buildings in the neighborhood have been provided below to show that the proposed building is in proportion to the existing buildings.

Lighting Plan and Details



Neighborhood Map for Compatibility



Photos of Existing Buildings for Compatibility



Baltimore Hebrew Congregation Site



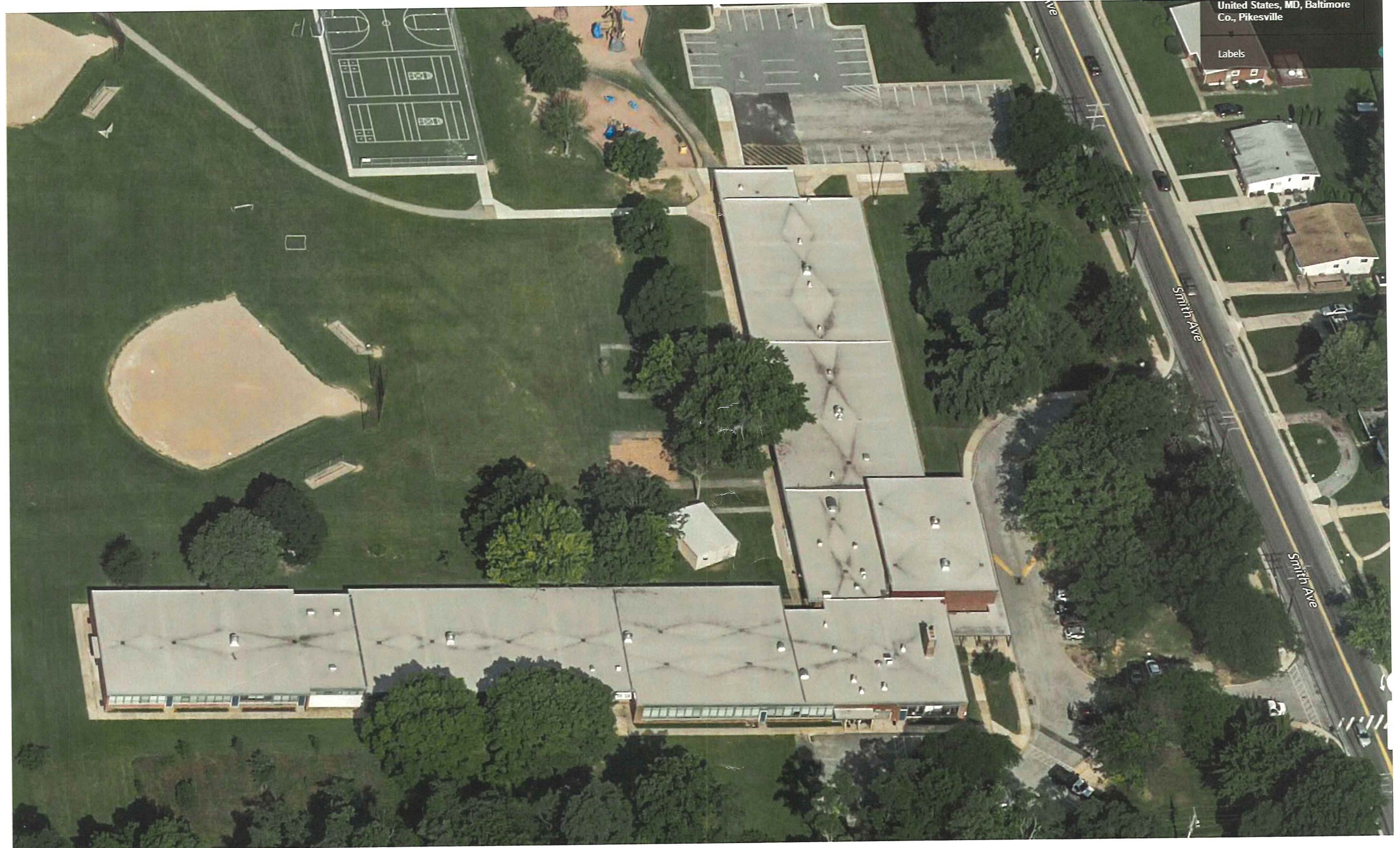
High Rise Building Along Park Heights Avenue



Existing Suburban Orthodox Synagogue Site



Existing Synagogue and Single Family Homes



Existing Wellwood International School

