

IN RE: PETITION FOR SPECIAL HEARING *
W side of Rockland, 78 feet +/- N of c/l of *
Old Pimlico Road *
Election District *
Councilmanic District *
(7000 Rockland Hills Drive) *

Anshe Emunah-Aitz Chaim-Tifereth
and Jeffrey L. Forman, Esquire
Petitioners

BEFORE THE
DEPUTY ZONING
COMMISSIONER
FOR BALTIMORE COUNTY

Case No. 08-446-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 7000 Rockland Hills Drive. The Petition was filed by Jeffrey L. Forman, Esquire, on behalf of Anshe Emunah-Aitz Chaim-Tifereth, the legal property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to confirm that preparation of food with religious restrictions is a permitted accessory use; and for such other and further relief as may be required. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing was Jeffrey L. Forman, Esquire on behalf of Petitioner, and Lawrence E. Schmidt, Esquire, attorney for Petitioner. Mical Wilmoth Carton appeared as an interested citizen on behalf of the Pikesville Greenspring Community Coalition. There were no Protestants or other interested persons in attendance at the hearing.

The testimony and evidence offered revealed that the subject property is an irregular-shaped property containing approximately 3.61 acres of land zoned primarily D.R.16 with a small section of D.R.2 in the northwest area of the property. The property is located near the

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intersection of Old Pimlico Road and Rockland Hills Drive in the Pikesville area of Baltimore County. Petitioners submitted two aerial photographs of the property which were marked and accepted into evidence as Petitioner's Exhibits 3A and 3B. The property is comprised of two lots that house the Moses Montefiore Anshe Amunah Hebrew Congregation (hereinafter referred to as the "Liberty Jewish Center" or the "Congregation"). The lots are improved with an existing two-story synagogue and accompanying parking area. The request for special hearing does not propose to alter the existing property, but seeks to legitimize the existing use of the synagogue's kitchen -- which occasionally prepares kosher food to be served off-site -- as a permitted accessory use.

Further evidence indicated that the Liberty Jewish Center has existed in its current location since 1992 after the Mercantile Club discontinued its use of the subject property as a country club. Petitioner's attorney, Mr. Schmidt, submitted a copy of an opinion from the County Board of Appeals in Zoning Case Number 92-497-SPHA to show the initial use of the property as the Liberty Jewish Center. This opinion was marked and accepted into evidence as Petitioner's Exhibit 2. The relief requested by Petitioner was described in greater detail through the testimony of Jeffrey Forman, who is a local attorney and member of the Congregation, and also serves as Treasurer of the Liberty Jewish Center. Mr. Forman explained that the synagogue kitchen is used primarily to prepare kosher meals that are consumed on-site by members of the congregation for events such as weddings and Bar/Bat-Mitzvahs. Occasionally, however, the kitchen will prepare kosher meals for off-site consumption such as when an Orthodox Jewish person is housed at Johns Hopkins Hospital or when a kosher meal is required for an outside event, such as at a suite at Oriole Park at Camden Yards. In an abundance of caution, Petitioners pursued the requested special hearing to legitimize the occasional preparation of kosher meals for off-site consumption

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~~_____~~

2008-0446-SPH

as a permitted accessory use. Petitioners have no interest in expanding the use of the kitchen to create a catering business, but simply aim to legitimize existing conditions on the property.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated April 8, 2008, which indicate that they do not object to the requested special hearing as it seems reasonable that preparation of food with religious restrictions is an accessory use to the principal use of religious institutions.

Section 101 of the B.C.Z.R. defines an "accessory use or structure" as

[a] use or structure which: (a) is customarily incident and subordinate to and serves a principal use or structure; (b) is subordinate in area, extent or purpose to the principal use or structure; (c) is located on the same lot as the principal use or structure served; and (d) contributes to the comfort, convenience or necessity of occupants, business or industry in the principal use or structure served.

Based on the testimony and evidence presented, I am persuaded to grant the special hearing relief and to confirm that the preparation of food with religious restrictions is a permitted accessory use on the subject property. During his testimony, Mr. Forman explained in great detail the complex process of preparing a kosher meal, which is an important and mandatory requirement for persons of the Orthodox Jewish faith. Indeed, in a moment of levity, Mr. Forman stated: "eating kosher means a lot more than simply eating Hebrew National Hotdogs."

Each step of preparing a kosher meal, beginning with the method in which animals are raised to the method in which meat is blessed, packaged and cooked, requires strict adherence to religious principles. Simply put, in order for a kitchen to remain kosher, entirely separate utensils must be used for meat and dairy products, which cannot mix in any way or the meal will not be considered kosher. A kosher kitchen may go so far as to discard or bury any utensil designated for meat that accidentally touches a dairy product. Due to the many rules and restrictions that go into

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2008-0446-SPH

preparing a kosher meal, there are few options for Orthodox Jewish persons who wish to eat outside of their own households. Thus, the occasional use of the Liberty Jewish Center kitchen to prepare kosher meals seems more than permissible -- it seems necessary to provide local residents adhering to Orthodox Jewish principles with an alternative method of obtaining a religiously approved meal outside the home.

In my judgment, Petitioner's current use of the synagogue's kitchen is appropriate as an accessory use and will not be detrimental to the health, safety, or general welfare of the surrounding locale. Petitioners have no interest in expanding the current use of the kitchen to operate a catering business, and only seek to legitimize existing conditions. The rare occasions when a kosher meal is prepared for off-site consumption include situations when an Orthodox Jewish person is confined to Johns Hopkins Hospital, an event taking place offsite requires kosher meals, or when an Orthodox Jewish Congregation is passing through the area from out of town and is in need of kosher meals during their trip. I cannot find any reason why the use of the Liberty Jewish Center kitchen for these helpful purposes should be prohibited. Furthermore, given the fact that kosher meals are mandatory for Orthodox Jews, and the lack of suitable alternatives for preparation outside of their homes, I find that the requested relief furthers the religious freedom of Jewish people throughout the area¹, and in particular Baltimore County, without having any negative impact on the surrounding locale.

¹ Although the Religious Land Use and Institutionalized Persons Act ("RLUIPA") is not directly implicated by the instant variance request, it is noteworthy based on the religious nature of the relief requested. When the terms "religion" and "zoning" are mentioned in the same sentence, the idea of religious freedom may be at the forefront. The Act, found at 42 U.S.C., Section 2000cc-1, et seq., is a federal law enacted by Congress in 2000 that prohibits the imposition of substantial burdens on the ability of prisoners to worship during their confinement, as well as making it easier for churches and other religious institutions to avoid state restrictions on their property use through zoning laws.

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2008-0446-5P4

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's request for special hearing should be granted with conditions.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 6th day of May, 2008 that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to confirm that preparation of food with religious restrictions is a permitted accessory use is hereby GRANTED subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

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THB



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 7000 Rockland Hills Drive which is presently zoned DR 2 / DR 16

Deed References: 7943/162 10 Digit Tax Account # 2200020842

Property Owner(s) Printed Name(s) ANSHE EMUNAH-AITZ CHAIM-TIFERETH ISRAEL CONGREGATION INC

(SELECT THE HEARING(S) BY MARKING 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 attachment.

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

3. a **Variance** from Section(s)

Please see attachment.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

To be presented at 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:

Fishes Dishes, Inc.

Name- Type or Print

Asen Gross Morgan
Signature

7000 Rockland Hills Drive
Mailing Address City State

21209 / (443) 660-9132 / info@ofishel.com
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

Dino La Fiandra
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):

Anshe Emunah-Aitz Chaim Tifereth Israel Cong., Inc.

Name #1 - Type or Print

Name #2 - Type or Print

Jeff Forman, President
Signature #1 Signature #2

7000 Rockland Hills Drive
Mailing Address City State

21209 / (410) 823-5700 / forman@comcast.net
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

Dino La Fiandra
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 2023-0130-SPHA Filing Date 6/8/23

Do Not Schedule Dates: _____ Reviewer JS

Petition for Zoning Hearing
7000 Rockland Hills Drive
Continuation Sheet

Petition for Special Hearing:

1. To approve the use of the synagogue's kitchen for the preparation of kosher meals for consumption on- and off- premises as an accessory use.
2. To confirm that the use and storage of delivery vehicles (including cars, vans, and trucks, as the case may be) for the transportation of food and supplies to the synagogue for use in the preparation of kosher meals and for the delivery of kosher meals and other items for off-site consumption is permitted.
3. To confirm that the location of accessory structures A, B and C as shown on the Site Plan to Accompany Zoning Petition conforms to the requirements of BCZR, §400, or in the alternative, to approve the location of accessory structures A, B and C as shown on the Site Plan to Accompany Zoning Petition.
4. To amend the relief granted in Zoning Cases 2008-446-SPH, 1994-0476-SPHA, and 1992-497-SPHA, (including the site plans approved therein) in accordance with the relief granted herein.
5. Such further and other relief as the nature of this case may require.

Petition for Variance:

1. If necessary, a variance from BCZR, §400 for accessory structures in a residential zone in the side yard and partially in the front yard, in lieu of in the rear yard or in the third of the lot farthest from any street, as otherwise required.
2. Such further and other relief as the nature of this case may require.

2023-0130-SPHA

Colbert Matz Rosenfelt

Civil Engineers • Surveyors • Planners



Zoning Description
7000 Rockland Hills Road
Located in Baltimore County, Maryland 21209
Tax Map 69 Parcel 729
Part of the land described in a Deed at Liber 7943 Page 162.
As shown on Plat S. M. 66 Folio 141, designated as Lot 1
No Field Survey Was Performed For this Description

- 1) South 03° 45' 03" East, 180.00 feet,
- 2) North 86° 15' 00" East, 55.00 feet,
- 3) South 03° 45' 00" East 100.00 feet,
- 4) North 86° 15' 00" East, 140.00 feet,
- 5) North 03° 45' 00" West, 70.00 feet,
- 6) North 86° 15' 00" East, 100.00 feet,
- 7) North 77° 30' 00" East, 170.00 feet,
- 8) North 68° 33' 04" West, 80.81 feet,
- 9) North 03° 45' 00" West, 159.57 feet, and
- 10) South 86° 15' 00" West, 540.00 feet, to the place of beginning

CONTAINING 2.673 acres of land, more or less.

2023-0130-SP4A

**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: 2023-0130-SPMA

Property Address: 7000 Rockland Hills Drive

Property Description: 2.673 acres WS Rockland Hills Drive @ Old Pimlico Road

Legal Owners (Petitioners): ANSHE EMUNAH-AITZ CHAIM-TIFERETH ISRAEL CONGREGATION INC

Contract Purchaser/Lessee: Fishes Dishes, 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

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

No. 220000

Date: 6/8/23

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Obj | Dept | Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|--------------|------|-----|---------|------------|
| 001 | 806 | 0000 | | 6150 | | | | | \$ 1000.00 |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |

Total: \$ 1000.00

Rec From: DINO LAFIANORA / FISHES DISHES, INC.

For: 2023-0130-SP4A

7000 ROCKLAND HILLS DRIVE

JS

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

FISHES DISHES INC
 DBA - O'Fishe! Koshel Caterers
 P.O. Box 21468
 BALTIMORE, MD 21282

JPMorgan Chase Bank, N.A.
 25-3/440

14285

06/06/2023

PAY TO THE ORDER OF BALTIMORE COUNTY, MARYLAND

\$ **1,000.00

One thousand and 00/100*****

DOLLARS

BALTIMORE COUNTY, MARYLAND



AUTHORIZED SIGNATURE

MEMO

7000 Rockland Hills Dr. - Zoning

⑈014285⑈ ⑈044000037⑈ 892126795⑈

Photo Safe Deposit®
 Details on Back.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 7/5/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0130-SPHA

INFORMATION:

Property Address: 7000 Rockland Hills Drive

Petitioner: Anshe Emunah-Aitz Chaim Tifereth Israel Congregation, Inc.

Zoning: DR 2/DR 16

Requested Action: Variance

The Department of Planning has reviewed the petition for the following:

Special Hearing -

- a. To approve the use of the synagogue's kitchen for the preparation of kosher meals for consumption on-and off-premises as an accessory use.
- b. To confirm that the use and storage of delivery vehicles (including cars, vans, and trucks, as the case may be) for the transportation of food and supplies to the synagogue for use in the preparation of kosher meals and for the delivery of kosher meals and other items for off-site consumption is permitted.
- c. To confirm that the location of accessory structures A, B and C as shown on the Site Plan to Accompany Zoning Petition conforms to the requirements of BCZR, §400, or in the alternative, to approve the location of accessory structures A, B and C as shown on the Site Plan to Accompany Zoning Petition.
- d. To amend the relief granted in Zoning Cases 2008-446-SPH, 1994-0476-SPHA, and 1992-497-SPHA, (including the site plans approved therein) in accordance with the relief granted herein.
- e. Such further and other relief as the nature of this case may require.

Variance(s) -

- a. If necessary, a variance from BCZR, §400 for accessory structures in a residential zone in the side yard and partially in the front yard, in lieu of in the rear yard or in the third of the lot farthest from any street, as otherwise required.
- b. Such further and other relief as the nature of this case may require.

The relief request pertains to a proposed development located on Rockland Hill Drive in the Pikesville area. The site encompasses a 2.78-acre property zoned DR 2 and DR 16. The smaller DR 2 portion of the property is adjacent to three lots on Jolly Road (specifically, 2007, 2009, and 2011) to the north. The remaining DR 16 portion is situated at the intersection of Old Pimlico Road to the south and Rockland Hill Drive to the east. Currently, the site is occupied by a synagogue and kosher kitchen, surrounded by single-family detached dwellings and some wooded areas.

The proposed site has been subject to seven previous zoning cases, including R-1968-0073, 1974-0265-X, 1990-0568-SPHXA, 1990-0569-SPHA, 1992-0476-SPHA, 1994-0476-SPHX, and 2008-0446-SPH. The applicant, through the Special Hearing, requests to amend the relief granted in Zoning Cases 2008-446-SPH, 1994-0476-SPHA, and 1992-497-SPHA, including the approved site plans, in accordance with the relief sought in the current request.

The Special Hearing request includes several items for consideration. First, it seeks approval for the use of the synagogue's kitchen to prepare kosher meals on and off-premises as an accessory use, without affecting the intended purpose of the DR2/DR16 zone. This request aligns with the approval granted in Case 2008-0446-SPH regarding the use of the synagogue kitchen for kosher food preparation. Second, the request aims to confirm that the use and storage of delivery vehicles, such as cars, vans, and trucks, for transporting food and supplies to the synagogue and delivering kosher meals off-site are permitted. This request is essential for the proper functioning of the proposed synagogue kosher kitchen and does not conflict with zoning regulations. The third request seeks confirmation that the location of accessory structures A, B, and C, as depicted in the Site Plan accompanying the Zoning Petition, conforms to BCZR, Section 400, or alternatively, requests approval for the mentioned structures' location. Although this request does not comply with Section 400.1 BCZR, the Zoning Commissioner previously approved a similar request in Case 1994-0476-SPHA. Lastly, the Special Hearing includes a request to amend the relief granted in Zoning Cases 2008-446-SPH, 1994-0476-SPHA, and 1992-497-SPHA, including the approved site plans, in accordance with the relief sought in the current request.

In a series of cases, including Case 1992-0497-SPHA, Case 1994-0476-SPHA, and Case 2008-0446-SPH, various petitions were filed for Special Hearing relief and Variance requests. These cases involved diverse matters such as the allowance of land for density purposes, compliance with zoning regulations, and the preparation of food with religious restrictions. The Deputy Zoning Commissioner carefully considered each case, granting approvals while ensuring compatibility with the surrounding community and the protection of religious freedoms. Through these decisions, the Deputy Zoning Commissioner aimed to strike a balance between the needs of the petitioners and the preservation of the zoning regulations and community welfare.

Case 1992-0497-SPHA

In the petition for Special Hearing and Variance, several requests were made:

- a. The allowance of land not dedicated to a specific use for density purposes on a mixed-use site.
- b. A finding, as per Section 1B01.1.B.1.c.6 of the Baltimore County Zoning Regulation (BCZR), that the church/synagogue and its parking comply, to the extent possible, with Residential Transition Area (RTA) use requirements and are compatible with the surrounding community's character and general welfare.
- c. The removal of Special Exception 74-0265-X, which granted country club use.

According to the Finding of Facts and Conclusion of Law document dated August 19, 1992, the then Deputy Zoning Commissioner granted the Special Hearing for these requests. This included the availability of land not dedicated to a specific use for density purposes on a mixed-use site, the compliance of the church/synagogue and its parking with RTA requirements to the extent possible, and their compatibility with the surrounding community's character and general welfare. The removal of the previously granted Special Exception relief for country club use was also approved. The document further stated that the petition for a zoning Variance was granted. This Variance sought relief from Section 409.4 BCZR to allow direct access from specific off-street parking spaces to vehicular travelways. This request was made due to site limitations and RTA buffer requirements for the existing synagogue.

Case: 1994-0476-SPHA

According to the Findings of Fact and Conclusion of Law document, the Petitioner sought a Variance from Section 400.1 BCZR, which limits the placement of accessory buildings in residential zones to rear yards. They also requested a Special Hearing to amend the Deputy Zoning Commissioner's Order and the previously approved Site Plan in Case No. 92-0497-SPHA.

The document, signed by former Deputy Zoning Commissioner Timothy M. Kotroco on July 14th, 1994, ordered the granting of the petition for a Variance from section 400.1 BCZR. This allowed for the placement of accessory buildings in the front and side yards of the apartment buildings, and for corner lots, it permitted such buildings to be located outside the third of the rear yard farthest from the street. Additionally, the order allowed the accessory building to occupy more than 50% of that third. Furthermore, the petition for Special Hearing to amend the Order and Site Plan approved by the Deputy Zoning Commissioner in Case No. 92-0497-SPHA was granted.

Case 2008-0446-SPH

In the Opinion and Order document for Case 2008-0446-SPH, it is stated that Jeffrey L. Forman, Esquire, representing Anshe Emunah-Aitz Chaim-Tifereth as the legal property owner, filed a Petition for Special Hearing relief under Section 500.7 of the Baltimore County Zoning Regulations (BCZR). The purpose of the Petition was to confirm the permissibility of preparing food with religious restrictions as an accessory use. Mr. Forman explained that the synagogue kitchen is primarily used by congregation members for preparing kosher meals during on-site events like weddings and Bar/Bat-Mitzvahs. Furthermore, the document emphasizes that there is no valid reason to prohibit the use of the Liberty Jewish Center kitchen for these beneficial purposes. It also highlights the importance of accommodating Orthodox Jews who require kosher meals and lack suitable alternatives for food preparation outside their homes. Granting the requested relief is seen as a means to enhance the religious freedom of Jewish individuals in Baltimore County, without any adverse impact on the surrounding community. Consequently, the Deputy Zoning Commissioner for Baltimore County orders the approval of the Petitioner's request for Special Hearing relief, as filed under Section 500.7 of the Baltimore County Zoning Regulations (BCZR), confirming the permissibility of preparing food with religious restrictions as an accessory use.

The proposed Variance requests to allow an accessory structure in a residential zone in the side yard and partially in the front yard, in lieu of in the rear yard or in the third of the lot farthest from any street, as otherwise required poses no risk to the area. This is because, there was a similar request made and that was approved in case Case: 1994-0476-SPHA.

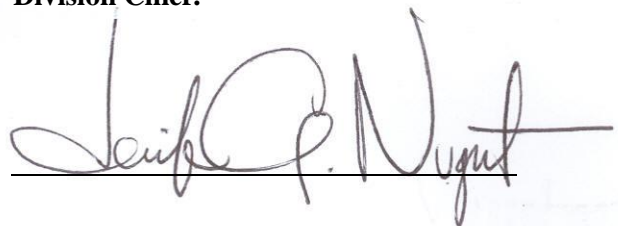
Based on previous approved zoning cases related to this address and additional requests based on specific needs at this time, the Department of Planning acknowledges these requests and agrees that the petitioner should be allowed to amend Zoning Cases 2008-446-SPH, 1994-0476-SPHA, and 1992-497-SPHA in accordance with the required codes and regulations. As a result, the Department of Planning does not object to the requests presented at this time and defers the decision to the Administrative Law Judge.

For further information, concerning the matters stated herein, please contact Henry Ayakwah at 410-887-3482.

Prepared by:



Division Chief:



Krystle Patchak

Jenifer G. Nugent

SL/JGN/KP

Dino C. La Fiandra
Alexandra Laham, Community Planner
Ngone Seye Diop, Community Planning Division Chief
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 21, 2023

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0108-SPHA

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

As part of the proposed improvement the County request a 10-foot highway widening along the property frontage (Gorsuch Mill Rd.)

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 21, 2023

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0124-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

DPW&T Comments:

The proposed deck, sunroom, landing and steps are to be constructed within an existing Baltimore City easement for an emergency underground water tunnel. Permission must be obtained from Baltimore City for development within the easement. If Baltimore City approves of the development, DPWT has no exception to the approval of the administrative variance. No Building permits may be granted until Baltimore City approval.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 21, 2023

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0125-A

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.


Landscape: If zoning relief is granted a Landscape Plan is required per the requirements of the Landscape Manual. A Lighting Plan is also required.

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: June 21, 2023

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 20, 2023
Item No. 2023-0123-A, 2023-0126-A, 2023-0127-SPHA, 2023-0128-A, 2023-0129-A, 2023-0130-SPHA, and 2023-0131-A

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

VKD: JK
cc: file

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: June 16, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0130-SPHA
Address: 7000 ROCKLAND HILLS DR
Legal Owner: Anshe Emunah-Aitz Chiam Tifereth Israel Congregation, Inc

Zoning Advisory Committee Meeting of June 20, 2023.

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

Additional Comments:

Reviewer: Earl D. Wrenn

Real Property Data Search ()
 Search Result for BALTIMORE COUNTY

[View Map](#)
 [View GroundRent Redemption](#)
 [View GroundRent Registration](#)

Special Tax Recapture: None
 Account Identifier: District - 03 Account Number - 2200020842

Owner Information

Owner Name: ANSHE EMUNAH-AITZ CHAIM-TIFERETH Use: EXEMPT COMMERCIAL
 ISRAEL CONGREGATION INC Principal Residence:NO
 Mailing Address: 7000 ROCK HILL RD Deed Reference: /07943/ 00162
 BALTIMORE MD 21209

Location & Structure Information

Premises Address: 7000 ROCKLAND HILLS DR Legal Description: 2.673 AC
 BALTIMORE 21209-1112 7000 ROCKLAND HILLS DR WS
 BROOKSTONE

| |
|--|
| Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: |
| 0069 0019 0729 20000.04 0000 1 2023 Plat Ref: 0066/ 0141 |

Town: None

| | | | | |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
| | 21,000 SF | | 1 SF | 01 |

| | | | | | | | |
|---------|----------|--------|----------|---------|----------------|--------|-----------------------------------|
| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
| | | CHURCH | STUCCO/ | C4 | | | |

Value Information

| | Base Value | Value | Phase-in Assessments | |
|--------------------|------------------|------------------|----------------------|------------------|
| | | As of | As of | As of |
| | | 01/01/2023 | 07/01/2022 | 07/01/2023 |
| Land: | 334,100 | 334,100 | | |
| Improvements | 4,168,000 | 4,363,200 | | |
| Total: | 4,502,100 | 4,717,300 | 4,502,100 | 4,573,833 |
| Preferential Land: | 0 | 0 | | |

Transfer Information

| | | |
|--|----------------------|------------|
| Seller: THE MERCANTILE CLUB INCORPORATED | Date: 08/12/1988 | Price: \$0 |
| Type: NON-ARMS LENGTH OTHER | Deed1: /07943/ 00162 | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |
| Seller: | Date: | Price: |
| Type: | Deed1: | Deed2: |

Exemption Information

| | | | |
|----------------------------------|-----|--------------|--------------|
| Partial Exempt Assessments:Class | | 07/01/2022 | 07/01/2023 |
| County: | 700 | 4,502,100.00 | 4,573,833.00 |
| State: | 700 | 4,502,100.00 | 4,573,833.00 |
| Municipal: | 700 | 0.00 0.00 | 0.00 0.00 |

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

Pt. Bk./Folio # 038076 1700003777
1700003776 Pt. Bk. 0000038, Folio 0076

PAI # 020122
R-1966-0

Lot # 20
1998-0374-A
1700005927
2012

Lot # 19
1700005926
2008

Lot # 18
1700005925
2006

Lot # 17
1700005924

Lot # 16
1700005923
2004

Lot # 15
1700005922
2004

Lot # 14
2010-0313-A
1700005921

Lot # 13
1700005920

PAI # 030133
Pt. Bk./Folio # 034096
Pt. Bk. 0000034, PAI # 030133
PAI # 030133

PAI # 030138
Pt. Bk./Folio # 038077

NW9-C
DR2

Lot # 19
1700005941
2013

Lot # 20
1700005942
2013

Lot # 21
1700005943
2013

Lot # 22
1700005944
2013

Lot # 23
1700005945
2005

Lot # 24
1700005947
2005

Lot # 25
1700005948
2003

Lot # 26
1700005949
2001

2005-0168-A
1992-0150-A
R-1968-0073

JOLLY RD

ROCKLAND HILLS DR

069A3

2200026015 2200026014 2200026022
2200026010 2200026012 2200026023
2200026013 2200026011 2200026021
2200026020
2200026016 2200026017

Lot # 1

Pt. Bk./Folio # C019091
Pt. Bk. 0000066, Folio 0141
Pt. Bk./Folio # 066141

1974-0265-X
1994-0476-SPHX
1992-0497-SPHA
1990-0569-SPHA
1990-0568-SPHX

2111
21252131

2008-0446-SPH
2CD

PAI # 030349
PAI # 030349
PAI # 030349
PAI # 030349

DR16 *

CHARLES HENRY LN

NW8-C

2200025742 2200025735 2200025744 2200025743 2200025741
Pt. Bk./Folio # C019081

2200024601 2200024600 2200024599 2200024602
2200024596 2200024595 2200024594 2200024603
2200024589 2200024606 2200024593 2200024604
2200024592 2200024591 2200024590 2200024605
2200024597 Pt. Bk./Folio # C019022

OLD PIMLICO RD

DR16C

Pt. Bk. 0000050, Folio 0148 1900010359

1600002338

DRIVEWAY

PAI # 030246 PAI # 030246
PAI # 030246 PAI # 030246
PAI # 030246 PAI # 030246

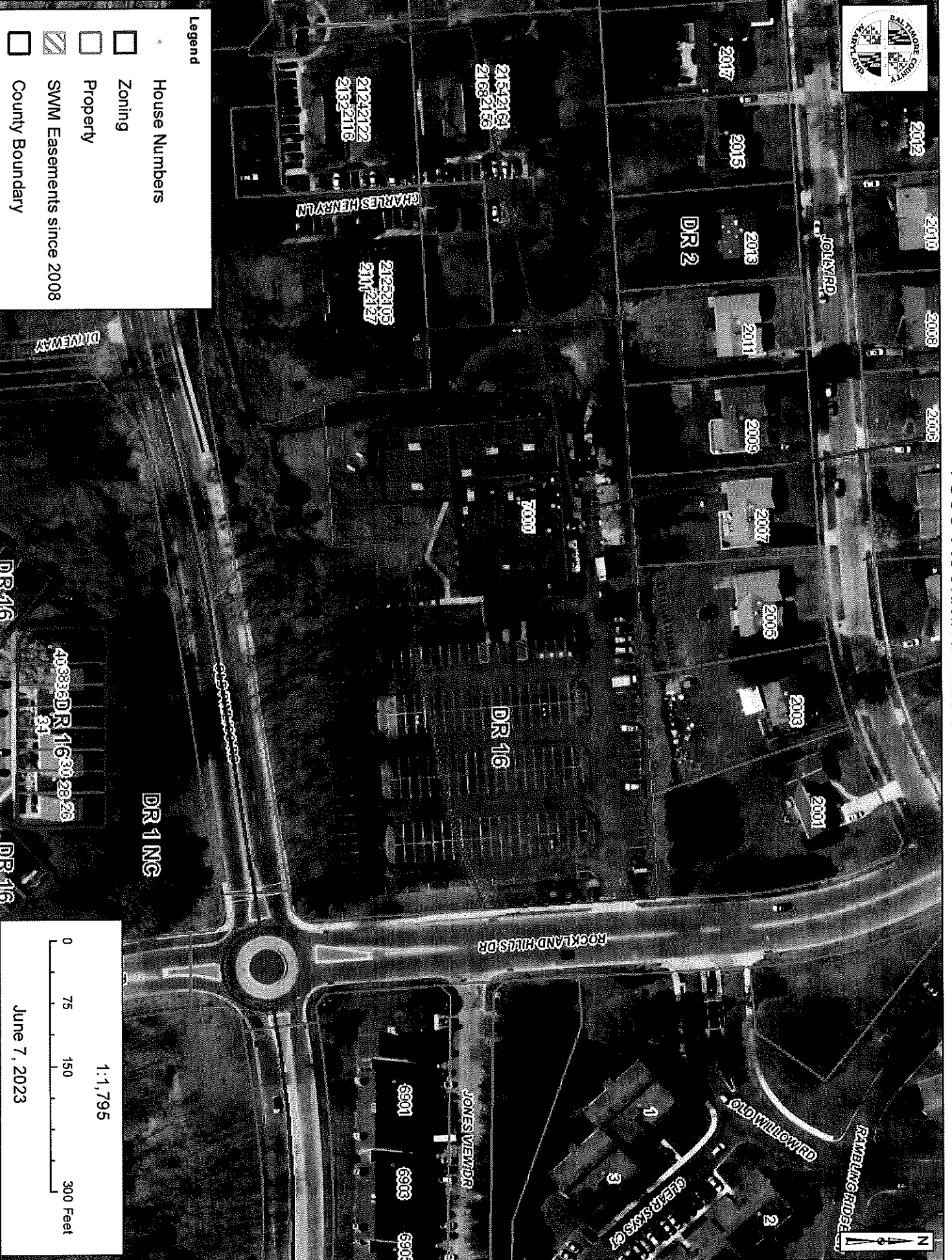
1967-0016-X
1989-0519-SPH
R-1972-0065

1998-0180
1998-0131-SPH
0001207 PAI # 030388
PAI # 030388
1-0077-SPHXA
03-0355-A
PAI # 030388 Pt. Bk. 0000074, Folio 0003

DR16
DR16
DR16

JONES VALLEY CIR

7000 Rockland Hills Drive



Legend

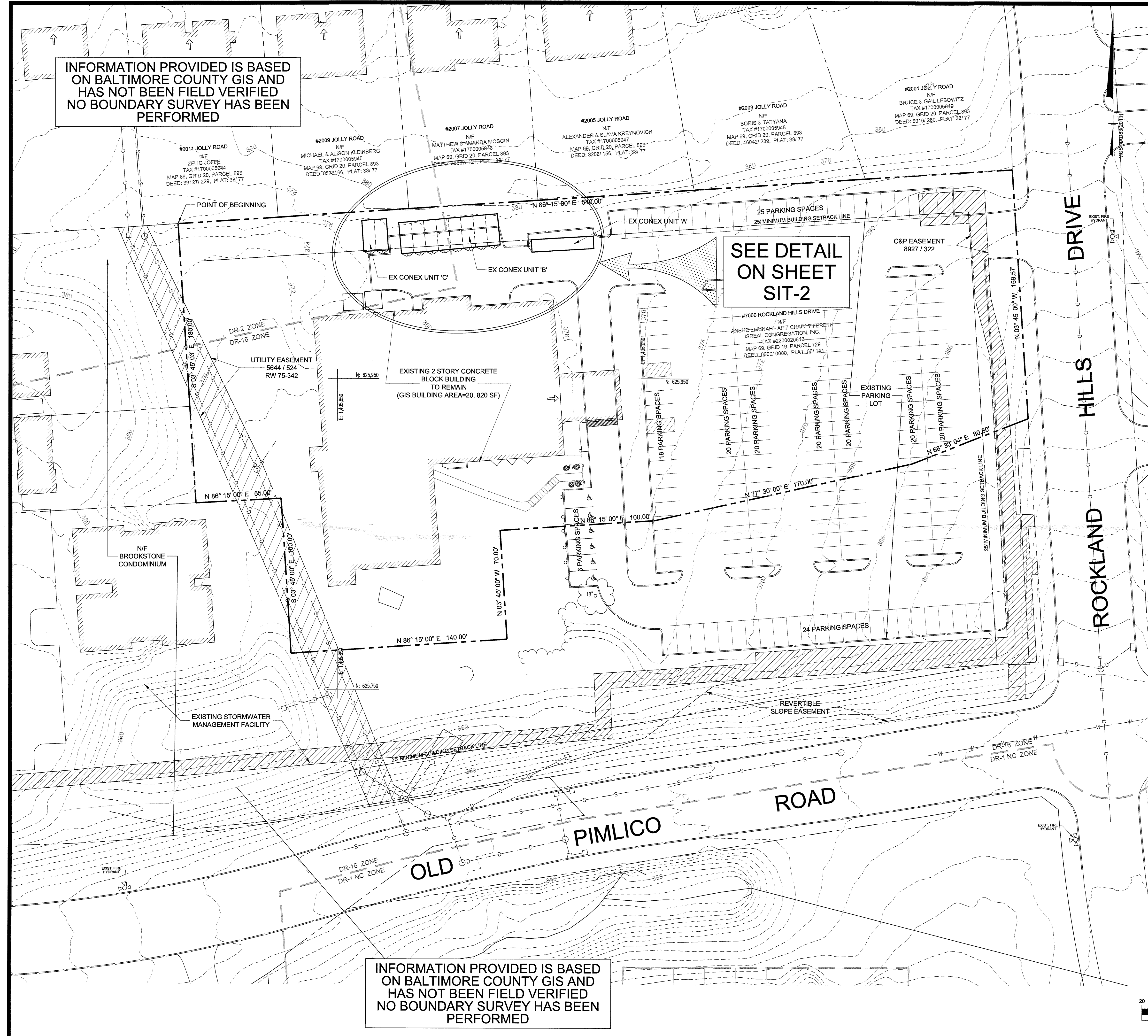
- House Numbers
- Zoning
- Property
- SWM Easements since 2008
- County Boundary

Scale: 1:1,795

0 75 150 300 Feet

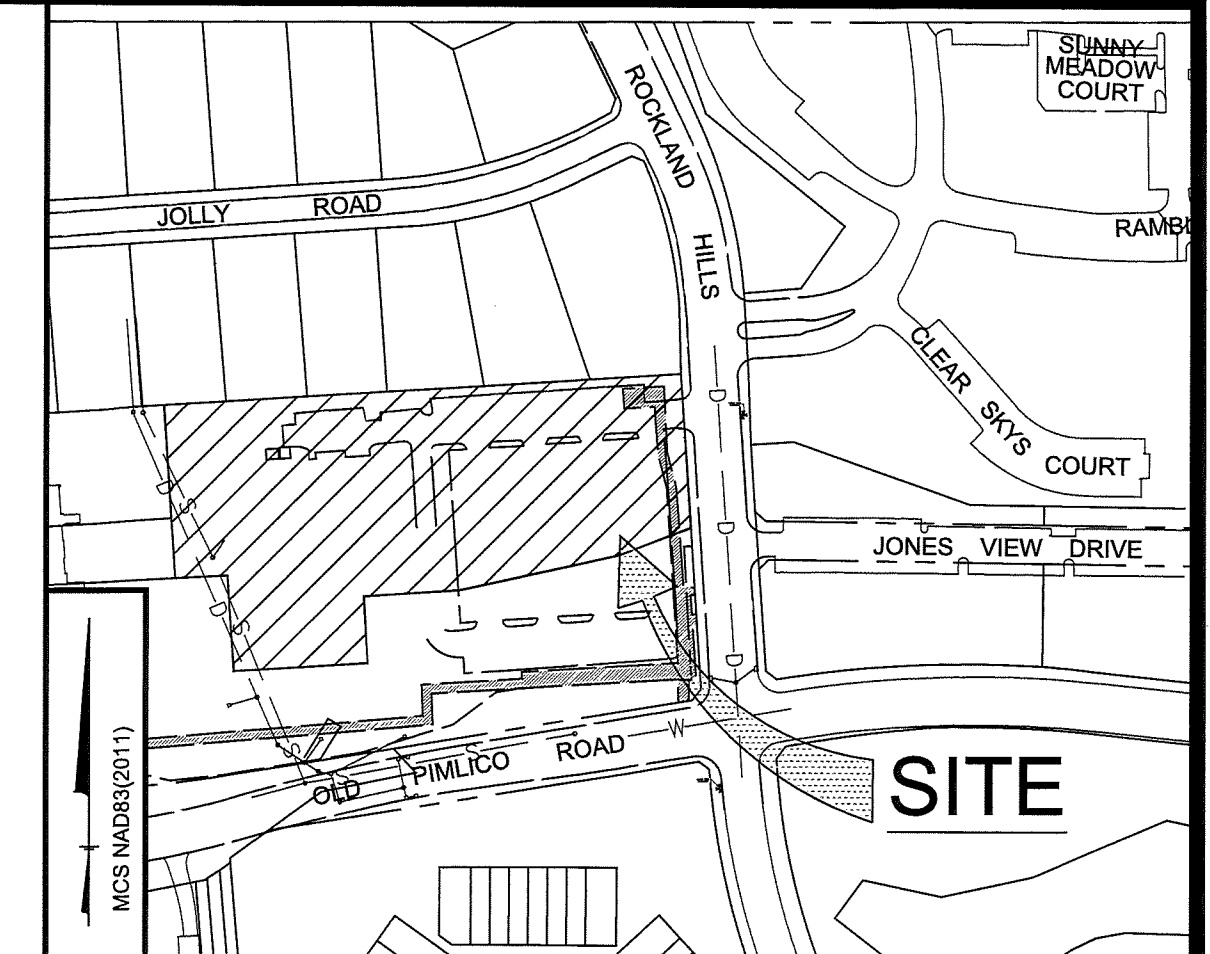
June 7, 2023

INFORMATION PROVIDED IS BASED ON BALTIMORE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED NO BOUNDARY SURVEY HAS BEEN PERFORMED



SEE DETAIL ON SHEET SIT-2

INFORMATION PROVIDED IS BASED ON BALTIMORE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED NO BOUNDARY SURVEY HAS BEEN PERFORMED



VICINITY MAP
SCALE: 1"=200'

GENERAL NOTES:

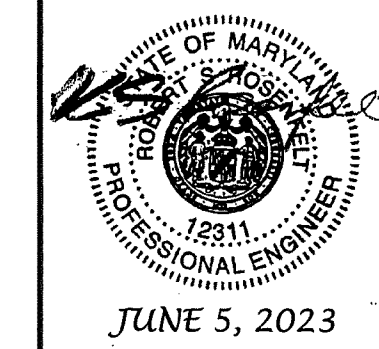
- OWNER/DEVELOPER: ANSHE EMUNAH-ATZ CHAIM-TIFERETH ISRAEL CONGREGATION, INC. 7000 ROCKLAND HILLS DR. BALTIMORE 21209
- SITE DATA: 7000 ROCKLAND HILLS DRIVE, TAX ACCOUNT #: 2200020842, DEED REF: 07943/ 00162
- TOTAL SITE AREA 116,435 SQUARE FEET OR 2.67 ACRES, NET AREA = 2.67 AC.± (LOT PER DEED) GROSS AREA = 2.78 AC.± (LOT AREA + 30' OF RW FRONTAGE OF 0.11 AC.± EASEMENT AREAS: C&P EASEMENT = 0.05 AC.± DRAINAGE & UTILITY EASEMENT = 0.09 AC.±
- ZONING: DR-2 - DENSITY RESIDENTIAL, DR-16 - DENSITY RESIDENTIAL
- CURRENT PERMITS: PERMIT C23-00786 (PENDING) 2023 FOR EXTERIOR ADA RAMP.
- ZONING HISTORY: R-1968-0073 - RECLASSIFICATION FROM R-20 ZONE TO R-40 ZONE. GRANTED 10/4/1967. 1974-0265-X - SPECIAL EXCEPTION FOR COUNTRY CLUB. GRANTED 9/18/1974. 1990-0568-SPHXA - PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE. VOLUNTARILY DISMISSED BY PETITIONER 8/9/1990. 1990-0569-SPHA - PETITIONS FOR SPECIAL HEARING AND VARIANCE. VOLUNTARILY DISMISSED BY PETITIONER 8/9/1990. 1992-0497-SPHA - PETITIONS FOR SPECIAL HEARING (FOR RTA EXCEPTION FOR SYNOGOGUE AND TO REMOVE PREVIOUS SPECIAL EXCEPTION FOR COUNTRY CLUB) AND VARIANCE (FOR DIRECT ACCESS TO TRAVELWAYS). GRANTED, SUBJECT TO CONDITIONS, BY THE BOARD OF APPEALS, 2/18/1997. 1994-0476-SPHA - PETITIONS FOR SPECIAL HEARING (TO AMEND PLAN) AND VARIANCE (FOR ACCESSORY GARAGES IN SIDE YARD). GRANTED BY DEPUTY ZONING COMMISSIONER, 7/14/1994. 2008-0446-SPH - PETITION FOR SPECIAL HEARING TO OPERATE A KOSHER KITCHEN AS AN ACCESSORY TO EXISTING SYNOGOGUE. GRANTED BY DEPUTY ZONING COMMISSIONER, 5/6/2008.
- ALL SIGNS WILL CONFORM TO BCZR, SEC. 450 OR VARIANCES WILL BE SOUGHT
- 200' SCALE ZONING MAP: 069A3
- EXISTING USE: SYNOGOGUE AND KOSHER KITCHEN
- YARDS:

| | REQUIRED | EXISTING (PRINCIPAL BUILDING) |
|--------------------|------------|-------------------------------|
| FRONT | 30 FEET | 261 FEET |
| INTERIOR SIDE | 25/40 FEET | 64 FEET |
| STREET CORNER SIDE | 25/30 FEET | 40 FEET |
| REAR | 30 FEET | 26 FEET |
- OFF-STREET VEHICLE PARKING: REQUIRED - 1 SPACE PER 4 SEATS (400 SEATS / 4 = 100 PARKING SPACES REQUIRED) PROVIDED: 193 PARKING SPACES (INCLUDING WITHIN THE ADJACENT PARKING EASEMENT)
- THE SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE IS NOT IN A HISTORIC DISTRICT
- THE SITE IS NOT LOCATED IN THE 500-YEAR OR 100-YEAR FLOODPLAIN.
- A BOUNDARY SURVEY WAS NOT PERFORMED. ALL EXISTING FEATURES SHOWN HEREIN ARE TAKEN FROM BALTIMORE COUNTY GIS. THE RELATIVE POSITIONAL ACCURACY BETWEEN EXISTING IMPROVEMENTS AND THE PROPERTY LINES IS UNKNOWN.
- CONTACT PERSON: BRIA BURKE COLBERT MATZ ROSENFELT 2835 G SMITH AVENUE BALTIMORE, MD. 21209 410-653-3838

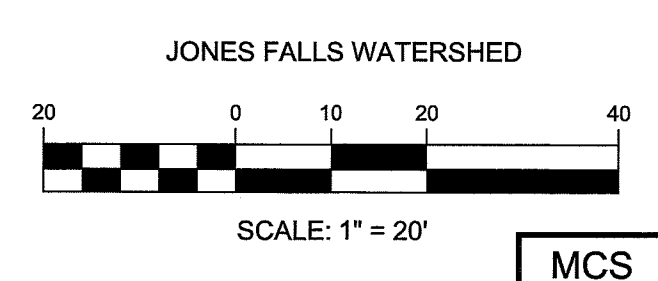
2023-0130-SPHA

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING FOR CONEX SHEDS MOSES MONTEFIORE SYNOGOGUE

#7000 ROCKLAND HILLS ROAD
TAX MAP: 0069, GRID: 0019, PARCEL 0729
BALTIMORE COUNTY, MARYLAND 21209
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

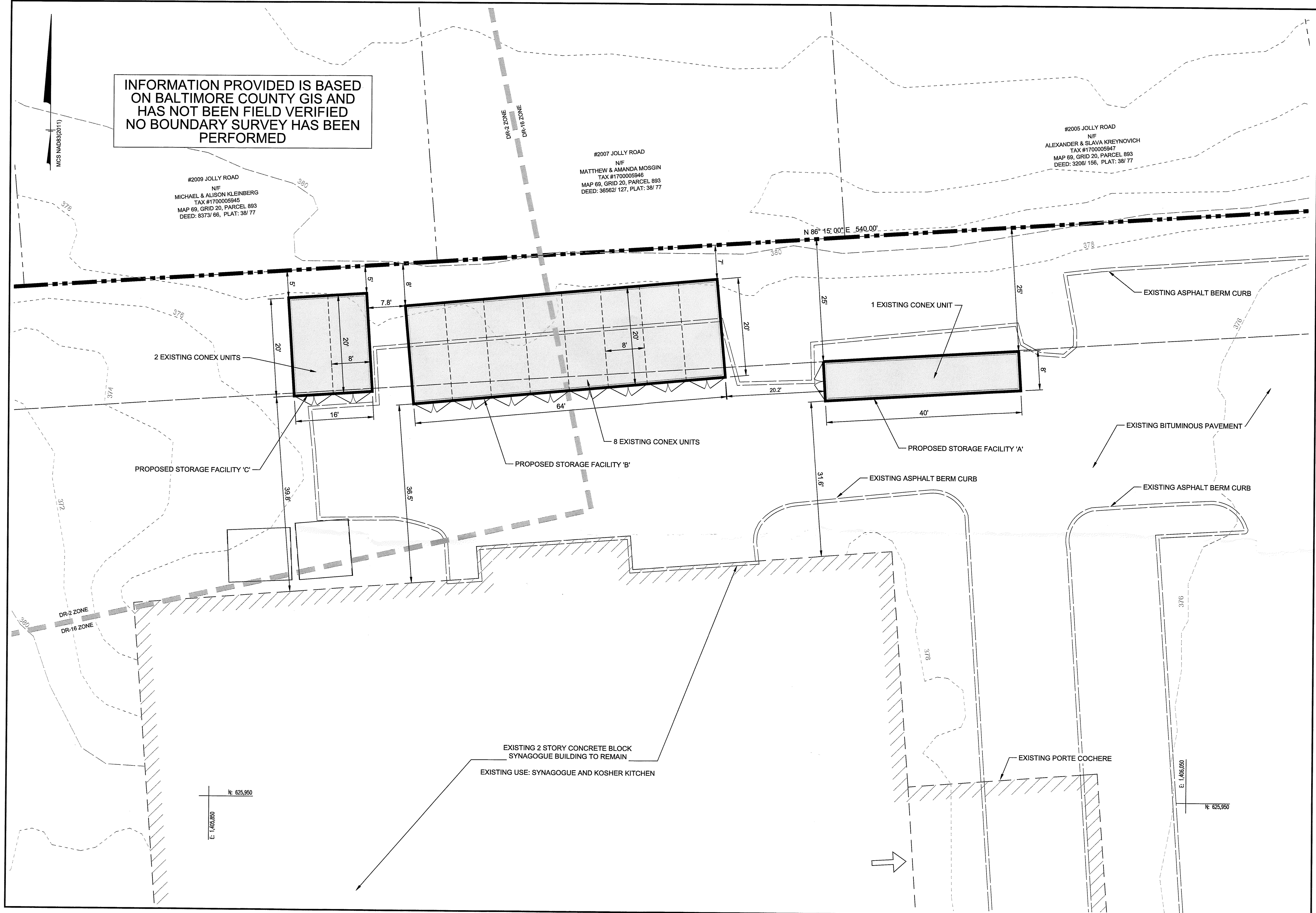


Colbert Matz Rosenfelt
Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



| | |
|---|--|
| 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 No. 12311 Expiration Date: 02/09/2025 | SCALE: AS SHOWN DATE: JUNE 5, 2023 JOB NO.: 2000102.5 DESIGNED: KBH DRAWN: KBH CHECKED: CJR FILE: 2000102.5 OFISHALS BASE DRAWING NUMBER: SIT-1 |
| | SHEET 1 OF 2 |

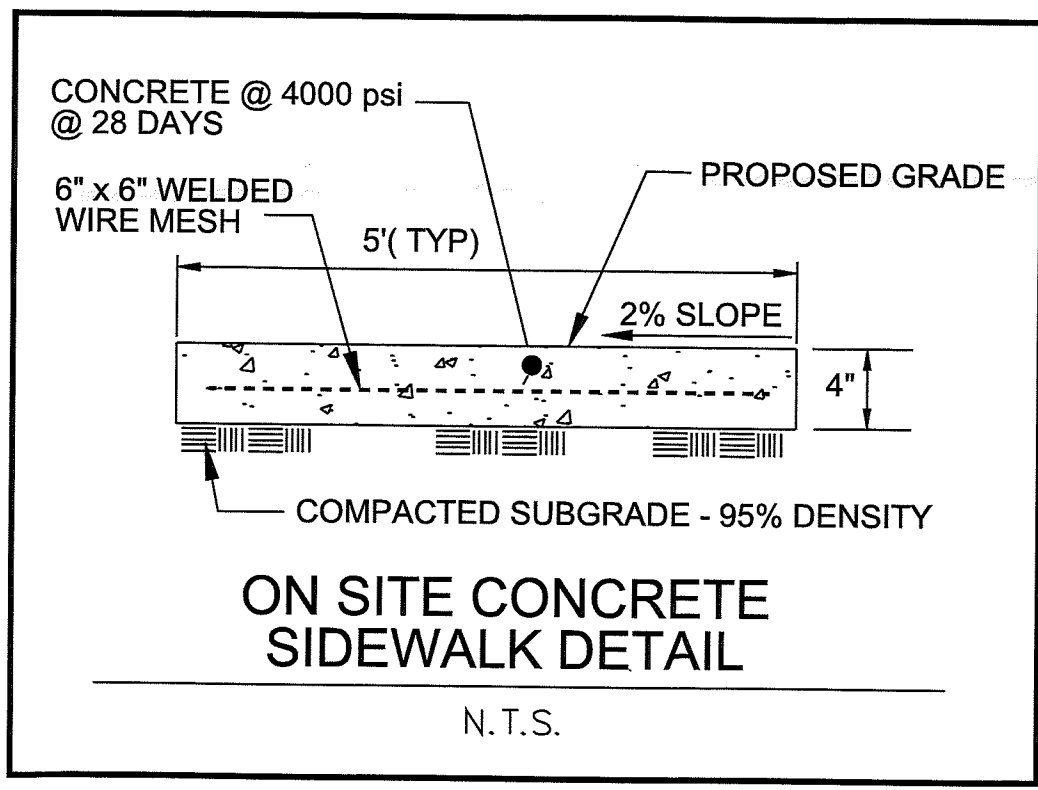
INFORMATION PROVIDED IS BASED ON BALTIMORE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED NO BOUNDARY SURVEY HAS BEEN PERFORMED



CONEX SHED DETAIL
SCALE: 1"=10'

INFORMATION PROVIDED IS BASED ON BALTIMORE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED NO BOUNDARY SURVEY HAS BEEN PERFORMED

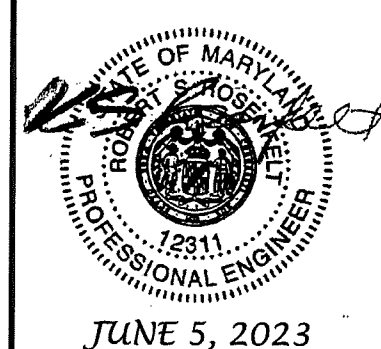
INFORMATION PROVIDED IS BASED ON BALTIMORE COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED NO BOUNDARY SURVEY HAS BEEN PERFORMED



2023-0130-SMA

PLAN TO ACCOMPANY PETITION FOR ZONING HEARING FOR CONEX SHEDS
MOSES MONTEFIORE SYNAGOGUE

#7000 ROCKLAND HILLS ROAD
TAX MAP: 0069, GRID: 0019, PARCEL 0729
BALTIMORE COUNTY, MARYLAND 21209
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

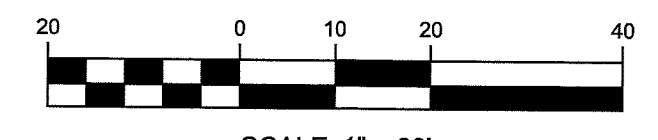


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2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

SOIL DATA

| MAP SYMBOL | MAPPING UNIT NAME | HSG | 'K' |
|------------|---|-----|-----|
| UuB | Urban land-Udorthents Complex 0-8 Percent Slopes | D | - |

SUBJECT SITE LIES WITHIN THE JONES FALLS WATERSHED



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 No. 12311 Expiration Date: 02/09/2025

| | |
|-----------------|-------------------------|
| SCALE: | AS SHOWN |
| DATE: | JUNE 5, 2023 |
| JOB NO.: | 2000102.5 |
| DESIGNED: | KBH |
| DRAWN: | KBH |
| CHECKED: | CJR |
| FILE: | 2000102.5 OFISHALS BASE |
| DRAWING NUMBER: | SIT-2 |
| SHEET: | 2 OF 2 |

MCS