



JOHN A. OLSZEWSKI, JR.
County Executive

MAUREEN E. MURPHY
Chief Administrative Law Judge
ANDREW M. BELT
Administrative Law Judge
DEREK J. BAUMGARDNER
Administrative Law Judge

December 27, 2023

Christopher D. Mudd, Esquire cdmudd@venable.com
Venable, LLP
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

RE: Petitions for Special Hearing & Variance
Case No. 2023-0218-SPHA
Property: 6504 Greenspring Avenue

Dear Mr. Mudd:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), "a person aggrieved or feeling aggrieved" by this Decision and Order may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A blue ink signature of Derek J. Baumgardner, consisting of a stylized 'D' and 'B' followed by a horizontal line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure

c: Charles R. Conner - CRConner@Venable.com
rds@shaareitefillaprov.org
Michael Garfunkel - mjg@nqgrg.com
John Motsco - jmotscsco@dsthaler.com
A A - ashkan443@yahoo.com
Ari Bulman - aribulman@gmail.com
Aviad Hack - rabbihack613@gmail.com
Eli Neuberger - neubergereliyahu@gmail.com

Elie Lipsky - emlipsky@gmail.com
Eliezer Bulka - ezbulka@gmail.com
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Yaakov Berkowitz - jeff.berkovich@gmail.com
Cheryl Gottesman - provdiham@gmail.com
Elisheva Berlin - berlins7@gmail.com
Shani Schwartz - shani0515@icloud.com

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
(6504 Greenspring Avenue)	*	OFFICE OF
3 rd Election District		
2nd Council District	*	ADMINISTRATIVE HEARINGS
Elaine Brown		
<i>Legal Owner</i>	*	FOR BALTIMORE COUNTY
Kollet of Greenspring, Inc.		
Contract Purchaser	*	
 Petitioners	 *	 Case No. 2023-0218-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing and accompanying variances filed by Elaine Brown, legal owner, and Kollet of Greenspring, Inc., (“Petitioners”), to use the property located at 6504 Greenspring Avenue, in Baltimore County, Maryland (the “Property”) as a building for religious worship. The Petition for Special Hearing was requested pursuant to Baltimore County Zoning Regulation (“BCZR”) § 1B04.1.B.1.h., to confirm that the Residential Transition Area (“RTA”) provisions contained in BCZR § 1B01.1.B.1, paragraphs A thru E, do not apply as the property is located within an existing development and no exterior modifications to the existing building are proposed; to confirm the provisions of BCZR § 1B01.1.B.1.(g).(6) are satisfied; and, pursuant to BCZR § 409.12.B, to allow a modified off-street parking plan. Additionally, Petitioner requests variance relief from BCZR § 1B01.2.C, to permit side yard setbacks a minimum of 11 ft. in lieu of the required 20 ft. and a front yard setback of 25 ft. in lieu of the required 40 ft., as well as relief from the parking requirements under BCZR, §§ 409.3, 409.4, 409.6.A.4 and 409.8 to permit 3 nonstandard parking spaces in lieu of the required 13 spaces. “Churches, other buildings for

religious worship or other religious institutions” are permitted by right in this DR 5.5 zone. BCZR §1B01.1.A.3.

On December 12, 2023, a public hearing was conducted using the virtual platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. Appearing on behalf of Petitioner were Christopher D. Mudd and Chuck Conner of Venable, LLP, along with John Motsko, a licensed engineer from DS Thaler & Associates, LLC, who prepared the project site plan, and Rabbi David Schwartz. There were no protestants or community members in opposition to the Petitioner. By contrast, multiple community members appeared at the hearing in support of the Petition but did not offer testimony.

The following exhibits were submitted and admitted into the record:

- 1) Sit Plan;
- 2) Aerial (My Neighborhood GIS);
- 3) Record Plat;
- 4) Off-Site Parking;
- 5) Site Photographs;
- 6) Support Letter with accompanying map;
- 7) Zoning Advisory Committee (“ZAC”) comments from the Department of Planning (“DOP”) (no objection, with recommended conditions);
- 8) DEPS comments (no comment);
- 9) Development Plans Review (PAI) comments (no objection).

Findings of Fact

Proceeding by way of proffer, Mr. Mudd explained the purpose and background of the Petition for Special Hearing and associated variances. The existing single-family home is part of an existing residential subdivision that was approved through a Development Plan by the Baltimore County Planning Commission with accompanying record plat being recorded in the land records of Baltimore County in 1965. The Petition proposes to convert the existing single-family home into a religious building, namely, a “shul” or synagogue in the Jewish faith tradition. “Churches, other buildings for religious worship or other religious institutions” are permitted by right in this DR 5.5 zone under BCZR §1B01.1.A.3. However, because of the property’s DR zoning and surrounding residential uses, the BCZR RTA provisions are triggered requiring relief via Special Hearing. Mr. Mudd further explained that congregants will use the premises during the week for religious instruction and prayer and on the Sabbath for religious services. Further, congregants of this synagogue are not permitted to use motor vehicles on the Sabbath, and so many members will walk to shul. No exterior modifications, renovations, or additions are requested under this Petition and none are being pursued at this time. Interior renovations are planned to better accommodate the property’s intended use. If approved, the property will no longer be used as a residential dwelling and will be used solely as a religious building for an institutional use.

Motor vehicle parking by congregants and visitors will be located in three “stacked” spaces in the existing driveway with the remaining parking off-site on surrounding residential streets. The proposed parking requires relief for both for the style of parking (“stacked” versus standalone spaces) and for the number of spaces provided (three on-site spaces in lieu of the required 13 spaces).

CONCLUSIONS OF LAW

Special Hearing

A hearing to request special zoning relief is proper under BCZR, §500.7 as follows:

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

"A request for special hearing is, in legal effect, a request for a declaratory judgment." *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005).

The Petition for Special Hearing was requested pursuant to Baltimore County Zoning Regulation ("BCZR") § 1B04.1.B.1.h., to confirm that the Residential Transition Area ("RTA") provisions contained in BCZR § 1B01.1.B.1, paragraphs A thru E, should not apply to this property as it is located within an existing development and no exterior modifications to the existing structure are proposed; to confirm the provisions of BCZR § 1B01.1.B.1.(g).(6) are satisfied; and, pursuant to BCZR § 409.12.B, to allow a modified off-street parking plan.

After careful consideration and review of the site plan and materials presented by counsel, I find that the RTA requirements prescribed under BCZR § 1B01.1.B.1, paragraphs A thru E, do not apply to this property as the property and improvements were approved as part of a residential subdivision approved by the Planning Board with accompanying recorded 1965 plat. Further, I find that the provisions of BCZR § 1B01.1.B.1.(g).(6) are satisfied, in that this section requires a "finding that the proposed improvements are planned in such a way that compliance, to the extent

possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.” I find that the RTA use requirements will be maintained under this Petition as the conversion of this single-family dwelling into a religious building will be compatible with the character and general welfare of the surrounding residential properties and no exterior modifications are proposed. Moreover, many congregants will likely be community members that desire to walk to religious services in their community. Lastly, I find that the proposed modified off-street parking plan is sufficient to meet the off-street parking demands of the requested use and said plan will not adversely impact this residential community. Because of the unique nature of the proposed synagogue, where congregants are not permitted to use motor vehicles on the Sabbath and will, instead, walk to shul, the need for on-site parking during peak times will be minimal. During all other times, parking will be sufficient using a combination of on-site and off-site parking spaces as on-street, non-permit parking is available on Greenspring Avenue and adjoining streets, as indicated in Petitioner’s Exhibit 4.

Variance(s)

The Petition requests variance relief from BCZR § 1B01.2.C to permit side yard setbacks of 11 feet in lieu of the required 20 feet, a front yard setback of 25 feet in lieu of the required 40 feet, as well as relief from the parking requirements under BCZR, §§ 409.3, 409.4, 409.6.A.4 and 409.8 to permit 3 nonstandard parking spaces in lieu of the required 13 spaces. Because of the conclusions of law articulated in this Opinion, variances from BCZR § 1B01.1, *et al.*, are not required.

Pursuant to BCZR § 307.1, “...the [Administrative Law Judge] shall have ...the power to grant variances from height and area regulations, from off-street parking regulations, and from

sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship...Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to public health, safety and general welfare..." A variance request involves a two-step process, summarized as follows:

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

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

The proffered evidence indicates that the property is improved by a two-story, single-family dwelling with a footprint of approximately 2,370 sq. ft. The existing side yards are 11 feet and 18 feet, and the existing front yard is 25 feet. The property is unique in that the existing improvements are smaller in size than neighboring single-family homes and the intended by-right use as a religious building triggers additional setback requirements not required of neighboring residential properties. In order to strictly comply with setback requirements, the existing structure would need to be razed and an even smaller structure constructed in its place, creating a practical difficulty for Petitioner if these requirements were to be imposed for the proposed by-right use. For these reasons, I find that the property is unique and that strict application of the side and front yard setback requirements would create a practical difficulty for Petitioner. Moreover, the property's unique physical constraints also create a practical difficulty in providing the required 13 off-street parking spaces. Coupled with the non-vehicle dependent use during peak times of

occupancy, I conclude that strict compliance with required parking under BCZR, §§ 409.3, *et al.*, presents a practical difficulty for Petitioner.

THEREFORE, IT IS ORDERED, this 27th day of **December 2023**, by this Administrative Law Judge, that the Petition for Special Hearing pursuant to BCZR to confirm that the RTA provisions contained in BCZR §1B01.1.B.1, paragraphs A thru E shall not apply to the property as an existing development is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that BCZR § 1B01.1.B.1.(g).(6) is satisfied, because the site plan for the religious building is planned in such a way that compliance to the extent possible with RTA use requirements will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises, is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that implementation of the proposed modified parking plan is authorized pursuant to BCZR § 409.12.B and is hereby **GRANTED**; and

IT IS FURTHER ORDERED, that side yard setbacks of a minimum of 11 ft. in lieu of the required 20 ft., and a front yard setback of 25 ft. in lieu of the required 40 ft, and the arrangement, size and location of the three off-street, on-site parking spaces as illustrated on the site plan are hereby **GRANTED**; and

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.
2. The Site Plan (Pet. Ex. 1) is incorporated into and made part of the Order.

2. The Site Plan (Pet. Ex. 1) is incorporated into and made part of the Order.

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



DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB/dlm



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 6504 Greenspring Avenue, Baltimore, MD 21209 which is presently zoned DR 5.5

Deed References: 33842 / 00158 10 Digit Tax Account # 0312035230

Property Owner(s) Printed Name(s) Elaine Brown

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

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

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

SEE ATTACHED SHEET

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

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

SEE ATTACHED SHEET

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:

SEE ATTACHED SHEET

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Christopher D. Mudd, Esquire

Name- Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6365 / cdmudd@venable.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED SHEET

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:

Christopher D. Mudd, Esquire

Name - Type or Print

Signature Venable LLP

210 W. Pennsylvania Ave., Ste. 500 Towson MD

Mailing Address City State

21204 / 410-494-6365 / cdmudd@venable.com

Zip Code Telephone # Email Address

CASE NUMBER

2023-0218-

Filing Date

10/23/2023

Do Not Schedule Dates:

Reviewer

REV. 10/4/11

Petition Addendum

Special Hearing

1. Special Hearing, pursuant to BCZR Section 1B01.1.B.1.h, to confirm that the Residential Transition Area ("RTA") provisions contained in BCZR Section 1B01.1.B.1, paragraphs a through e, shall not apply to the property as an existing development (part of a residential subdivision approved by the Baltimore County Planning Board).
2. If necessary, Special Hearing to confirm the provisions of BCZR Section 1B01.1.B.1.(g).(6) are satisfied, because the site plan for the new church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.
3. Special Hearing to allow a modified plan from the requirements for parking spaces pursuant to Section 409.12.B of the BCZR.

Variance

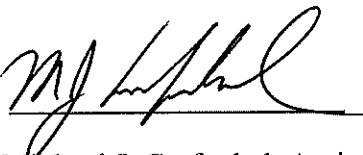
1. Variances from BCZR Section 1B01.2.C, to permit side yard setbacks a minimum of 11 feet, in lieu of the required 20 feet and a variance from BCZR Section 1B01.2.C, to permit a front yard setback of 25 feet, in lieu of the required 40 feet.
2. If necessary, a variance from BCZR Sections 409.3, 409.4, 409.6.A.4, and 409.8 to permit 3 nonstandard parking spaces, in lieu of the required 13 spaces.
3. If necessary, a variance from BCZR Section 1B01.1.B.1.e.3 to permit an RTA Buffer of 11 feet, in lieu of the required 50 feet;
4. If necessary, a variance from BCZR Section 1B01.1.B.1.e.5 to permit an RTA Setback to be as little as 11 feet for the existing improvements, in lieu of the required 75 feet.

Attached Sheet 1

**Petition for Special Hearing
6504 Greenspring Ave**

Lessee/Petitioner:

Kollel of Greenspring Inc.

By: 

Michael J. Garfunkel, Assistant Secretary
Neuberger, Quinn, Gielen, Rubin & Gibber P.A.
One South Street, 27th Floor
Baltimore, MD 21202

Attached Sheet 1

**Petition for Special Hearing
6504 Greenspring Avenue**

Legal Owner:

Elaine Brown

By: Elaine Brown

Elaine Brown
6504 Greenspring Ave
Baltimore, MD 21209

July 19, 2023

ZONING DESCRIPTION

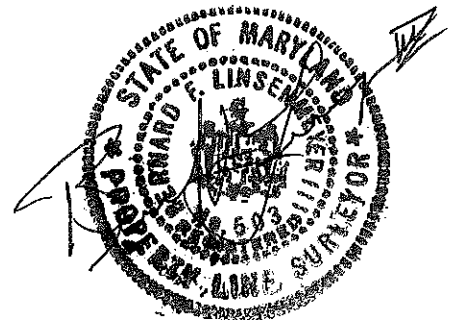
6504 GREENSPRING AVENUE

Beginning for the same on the westerly side of Greenspring Avenue, a 40-foot wide right-of-way, approximately 337 feet northerly from the intersection of the northerly side of Willow Glen Drive, at the Baltimore County and Baltimore City line, thence binding on the outline of Lot No. 3 as shown on a Subdivision Plat entitled "Plat Two, Section Two, Pickwick" as recorded in the Land Records of Baltimore County, Maryland in Plat Bool OTG no. 31 folio 39,

1. South 00°56'40" East 75.00 feet to a point; thence,
2. South 89°03'20" West 109.17 feet to a point; thence,
3. North 04°08'00" West 75.11 feet to a point; thence,
4. North 89°03'20" East 113.35 feet to the point of beginning.

Containing 8,350 square feet or 0.192 acres of land, more or less.

Being located in the Third Election District and the Second Councilmanic District of Baltimore County, Maryland.



2023-0218-SPHA

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

No. 226700

Date: 16/23/2023

[illegible]

Total:

100'	18
100'	18

Rec
From:

Vande 777

For:

Special Hearing + Verdict
 Entry Case 2023 d - 0218 - ~~0218~~ SPHA
 8504 Greenway Ave

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

GOLD - ACCOUNTING

**CASHIER'S
VALIDATION**

WCS

**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 - 0218 - SPHA
Property Address: 6504 Greenspring Avenue
Legal Owners (Petitioners): Elaine Brown
Contract Purchaser/Lessee: Kollet of Greenspring Inc.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Venable LLP c/o Chris Muhl
Address: 210 W. Pennsylvania Ave, Ste 500
Towson, MD
21204
Telephone Number: 410-494-6365

*Failure to advertise and/or post a sign on the property within the designated time will result in the Hearing request being delayed. The delayed Hearing Case will be cycled to the end of pending case files and rescheduled in the order that it is received. Also, a \$250.00 rescheduling fee may be required after two failed advertisings and/or postings.

Revised 3/2022

CERTIFICATE OF POSTING

2023-0218-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

**Elaine Brown
Kollel of Greenspring, Inc.**

December 12, 2023

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: Jeff Perlow:

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: _____

6504 Greenspring Avenue *Groups 1 & 2*

November 21, 2023

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



Sincerely,

November 21, 2023

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 11/8/2023

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 2023-0218-SPHA

INFORMATION:

Property Address: 6504 Greenspring Avenue

Petitioner: Elaine Brown

Zoning: DR 5.5

Requested Action: Special Hearing/Variance

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

Special Hearing -

1. Special Hearing, pursuant to BCZR Section 1B01.1.B.1.h to confirm that the Residential Transition Area (RTA) provisions contained in BCZR Section 1B01.1.B.1, paragraphs a through e, shall not apply to the property as an existing development (part of a residential subdivision approved by the Baltimore County Planning Board).
2. If necessary, Special Hearing to confirm the provisions of BCZR Section 1B01.1.B.1(g).(6) are satisfied, because the site plan for the new church is planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan can otherwise be expected to be compatible with the character and general welfare of the surrounding residential premises.
3. Special Hearing to allow a modified plan from the requirements for parking spaces pursuant to Section 409.12.B of the BCZR.

Variance(s) -

1. Variances from BCZR Section 1B01.2.C, to permit side yard setbacks a minimum of 11 feet, in lieu of the required 20 feet and a variance from BCZR Section 1B01.2.C, to permit a front yard setback of 25 feet, in lieu of the required 40 feet.
2. If necessary, a variance from BCZR Sections 409.3, 409.4, 409.6.A.4, and 409.8 to permit 3 nonstandard parking spaces, in lieu of the required 13 spaces.
3. If necessary, a variance from BCZR Section 1B01.1.B.1.e.3 to permit an RTA Buffer of 11 feet, in lieu of the required 50 feet.
4. If necessary, a variance from BCZR Section 1B01.1.B.1.e.5 to permit an RTA Setback to be as little as 11 feet for the existing improvements, in lieu of the required 75 feet.

The proposed site is a 0.1911-acre property zoned DR 5.5. It is surrounded by predominantly residential uses. The proposed site has multiple previous zoning cases and is not in any historic district.

The existing land use is currently a residential dwelling. The petition indicates that the proposed use will be a Synagogue. Pursuant to the Baltimore County Zoning Regulations Section 1B01.1.A.3 a church is permitted by right, although the regulations require compliance with Residential Transition Areas (RTA's) when within 100 feet of a lesser intense or dissimilar use (residential dwelling) in a DR 5.5 zone. The Synagogue will not require more than 50 seats. The site plan indicates that 3 parking spaces will be provided to the required 13 spaces. It should be noted that the proposed use will not utilize vehicles or require parking on the Sabbath, which is expected to be the busiest day. According to the petitioner, the surrounding community is in support of the request. It is understood that the requested conditions are currently existing and there will only be interior alterations. The Average Daily Trips (ADT) are proposed to be conservative and not adversely impact the site.

The Department has no objections in granting the relief conditioned upon the following:

- 1) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 2) Provide any proposed signage to the Department of Planning for review. Signage should comply with Section 450 of the Baltimore County Zoning Regulations.
- 3) Demonstrate to the satisfaction of the Administrative Law Judge that the provided parking will be sufficient for the capacity of the Synagogue.
- 4) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for D.R. 5.5 zoned property and
- 5) The plan meets all additional conditions as required by the Administrative Law Judge.

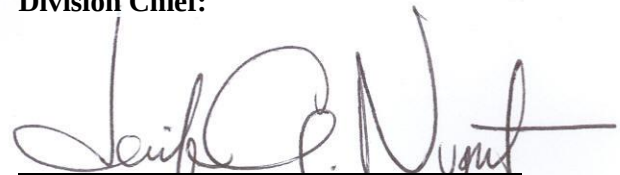
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:



Jenifer G. Nugent

SL/JGN/KP

Christopher D. Mudd, Esquire
Alexandra Laham, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

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: November 6, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0218-SPHA
Address: 6504 Greenspring Ave.
Legal Owner: Kollle of Greenspring, Inc.

Zoning Advisory Committee Meeting of November 6, 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 - 0312035230

Owner Information

Owner Name: BROWN ELAINE Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 6504 GREENSPRING AVE Deed Reference: /33842/ 00158
BALTIMORE MD 21209-2512

Location & Structure Information

Premises Address: 6504 GREENSPRING AVE Legal Description: 157 N WILLOW GLEN DRIVE
BALTIMORE MD 21209-2512 PICKWICK

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No: 2
0078 0006 0616 3050065.04 0000 2 B 3 2023 Plat Ref: 0031/ 0039

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1967	2,370 SF	383 SF	8,325 SF	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	1/2 BRICK FRAME/4 FRAME	3 full/ 1 half			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2023	07/01/2023	07/01/2024
Land:	120,300	120,300		
Improvements	370,300	467,000		
Total:	490,600	587,300	522,833	555,067
Preferential Land:	0	0		

Transfer Information

Seller: BROWN DAVID LEWIS	Date: 06/25/2013	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /33842/ 00158	Deed2:
Seller: LEVIN MICHAEL	Date: 08/13/1975	Price: \$64,000
Type: ARMS LENGTH IMPROVED	Deed1: /05556/ 00602	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

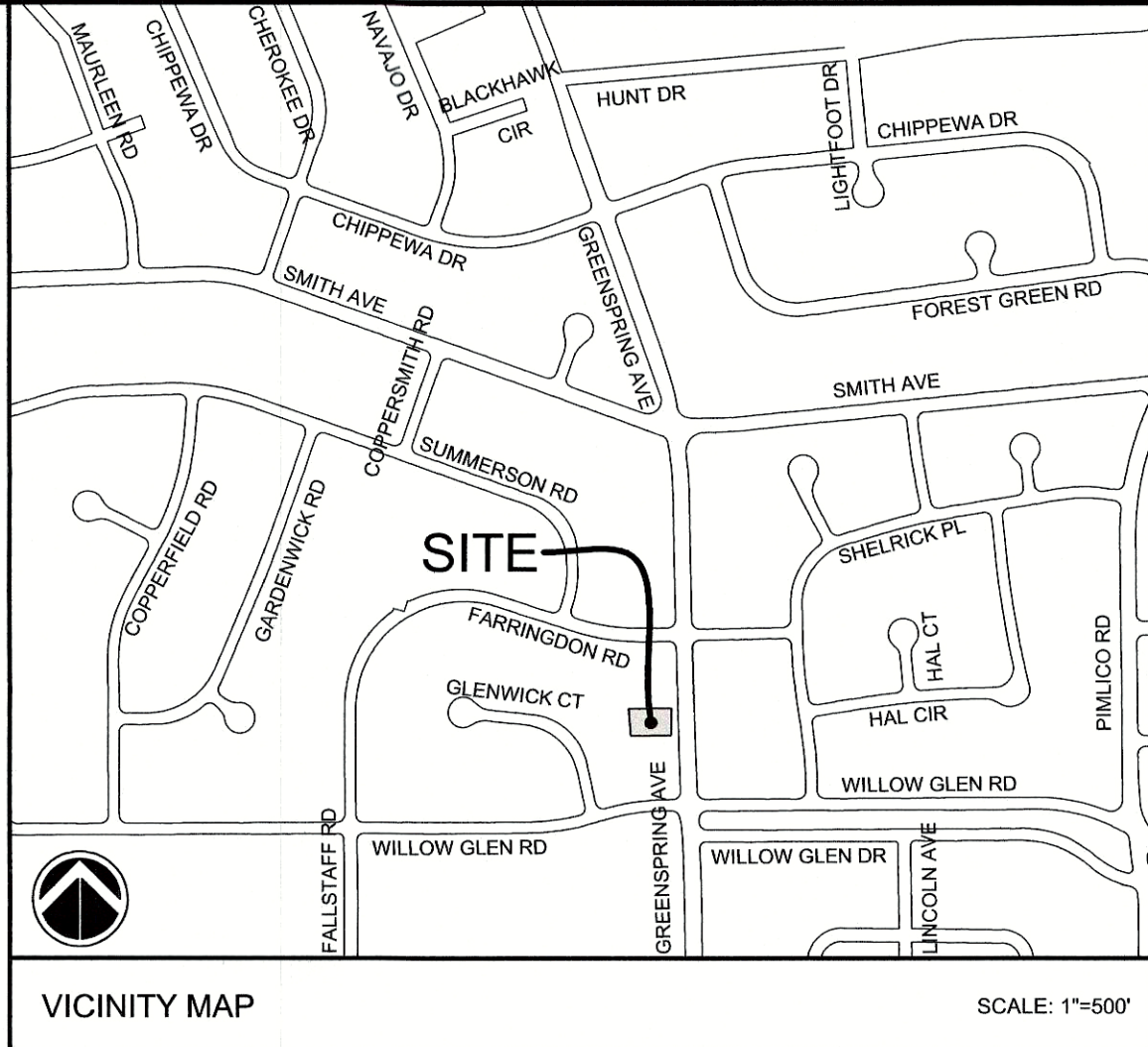
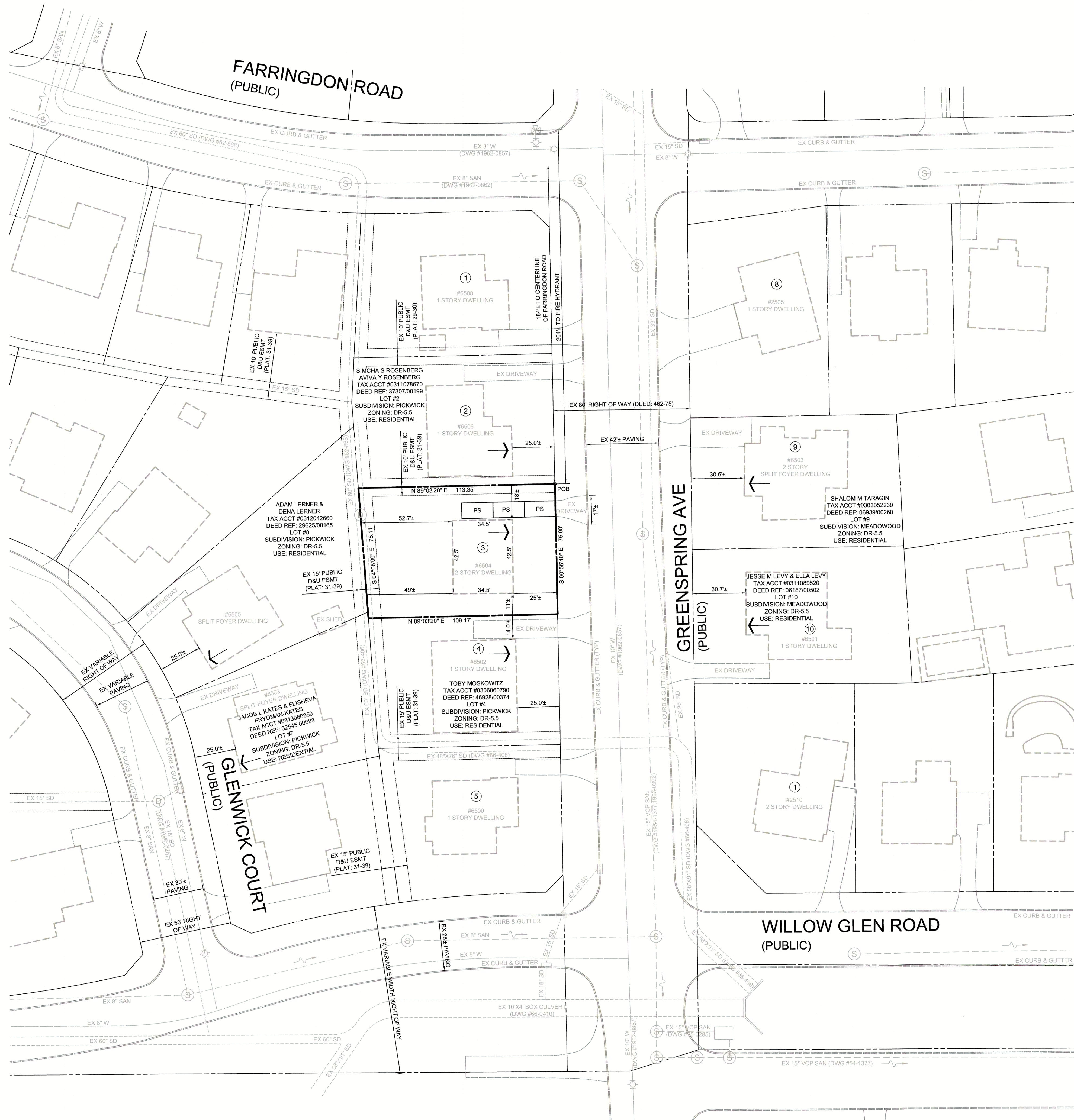
Homestead Application Information

Homestead Application Status: Approved 10/27/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-0218-SPHA



SITE DATA

- NET SITE AREA: 8325 SF, 0.1911 AC
- GROSS SITE AREA: 8325 SF, 0.1911 AC
- THE ENTIRE SITE IS ZONED DR 5.5, 200 SCALE MAP #078C1.
- PREMISES ADDRESS: 6504 GREENSPRING AVENUE
- OWNER:
ELAINE BROWN
6504 GREENSPRING AVENUE
BALTIMORE, MD 21209
- TAX ACCOUNT: #0312035230
- DEED: 33842/00158
- MAP: 0078 GRID: 0006 PARCEL: 0616 SUBDIVISION: 0000 PLAT: 0031/0039
- ELECTION DISTRICT: 3rd COUNCILMANIC DISTRICT: 2nd
- BEARINGS AND DISTANCES SHOWN WERE ACQUIRED FROM THE PLAT.
- THIS SITE IS LOCATED WITHIN THE JONES FALLS WATERSHED
- THIS SITE IS NOT LOCATED WITHIN ANY DEFICIENT AREAS BASED ON THE 2023 BASIC SERVICES MAPS, PURSUANT TO SECTION 4A02, BCZR.
- THERE ARE NO FLOOD PLAINS ON THIS PROPERTY PER FEMA FLOOD MAP 2400870002F.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN ENDANGERED SPECIES HABITATS, ARCHAEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY.
- CURRENT USE: RESIDENTIAL
- PROPOSED USE: SYNAGOGUE
- THERE IS NO PROPOSED FUTURE SIGNAGE.
- PARKING CALCULATION:
50 SEATS IN PRINCIPLE PLACE OF WORSHIP @ 1/4 SPACE/SEAT; 50/4 = 13 SPACES
13 TOTAL SPACES REQUIRED; 3 SPACES PROVIDED

*PROPOSED USE WILL NOT UTILIZE VEHICLES OR REQUIRE PARKING ON SABBATH

ZONING HISTORY

CASE NO. 1947-1089:
PETITION FOR SPECIAL PERMIT
TO PERMIT A HORSE RACING FACILITY
GRANTED SEPTEMBER 30, 1948
RESCINDED BY REQUEST OF THE PETITIONER OCTOBER 3, 1949

CASE NO. R-1953-2575:
PETITION FOR ZONING RECLASSIFICATION
GRANTED: DECEMBER 10, 1953
RECLASSIFY 3 ACRES FROM "A" RESIDENCE ZONE TO "E" COMMERCIAL ZONE
SPECIAL PERMIT FOR PARKING IN CONNECTION WITH THE COMMERCIAL PROPERTY IN A RESIDENTIAL ZONE
DENIED: DECEMBER 10, 1953
RECLASSIFY ENTIRE 52 ACRE TRACT FROM "A" RESIDENCE ZONE TO "C" RESIDENCE ZONE

PROFESSIONAL CERTIFICATION:

I HEREBY CERTIFY 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.: 44112, EXPIRATION DATE: 06/30/2025.



10/3/23
DATE

JOB NUMBER: 04424
DRAWN BY: ALB
DESIGNED BY: JAM
CHECKED BY: JAM

DSThaler & ASSOC., LLC

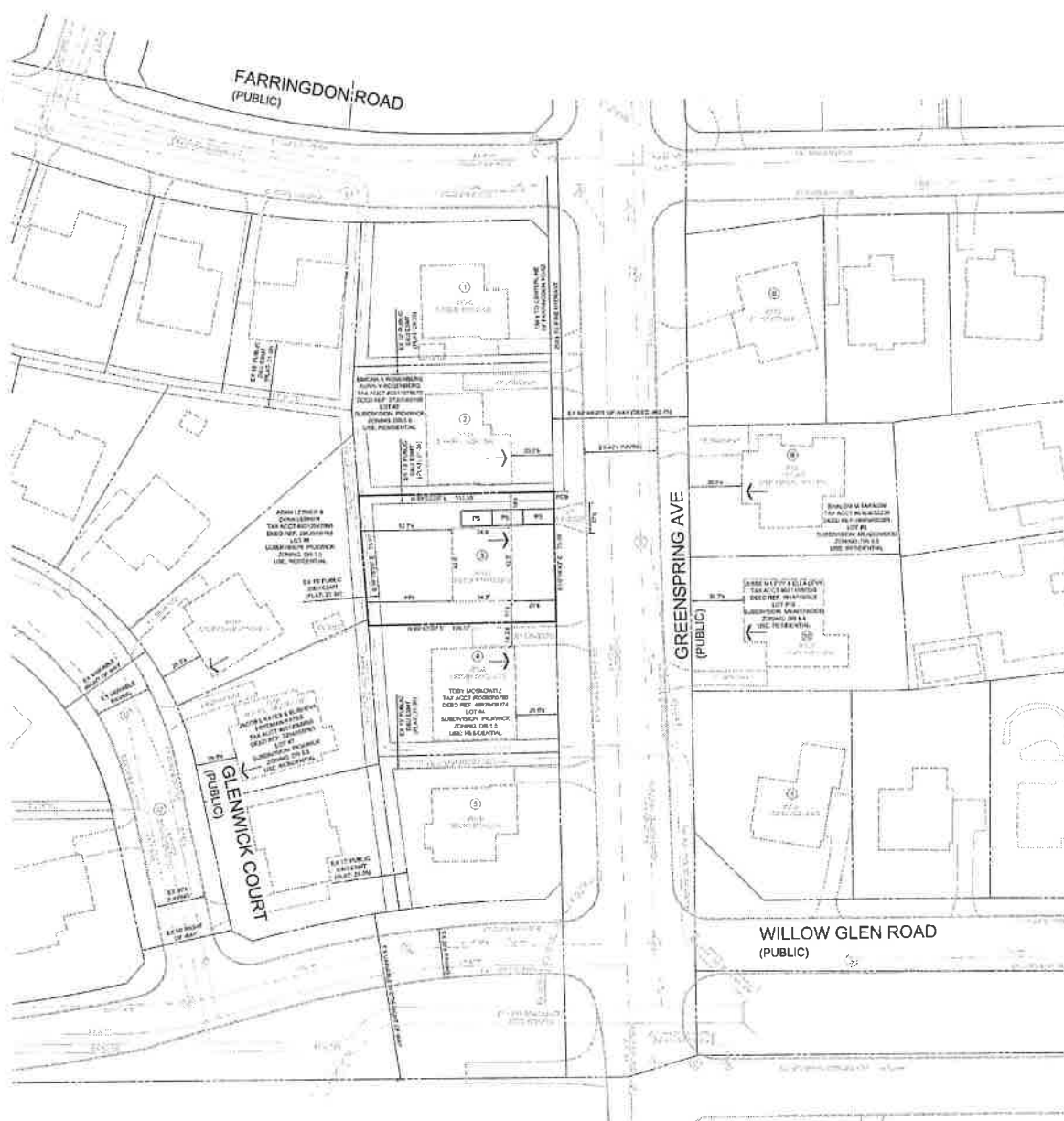
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS
LANDSCAPE ARCHITECTS & LAND PLANNERS
7115 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-7428
410-944-3647
www.dsthaler.com

REVISIONS

Date Description

PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING
6504 GREENSPRING AVENUE
ELECTION DISTRICT No. 3 COUNCILMANIC DISTRICT 2
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30'
DATE: OCTOBER 2, 2023



ZONING HISTORY
CASE NO 1981-1869
PETITION FOR SPECIAL PERMIT
TO PERMIT A HORSE RACING FACILITY
GRANTED SEPTEMBER 30, 1980
RECLASSIFIED BY RESOLUTION OF THE PETITIONER OCTOBER 3, 1980

CASE NO. 8183-8956
PETITION FOR ZONING RECLASSIFICATION
GRANTED DECEMBER 15, 1983
RECLASSIFY 3 ACRES FROM B: RESIDENCE ZONE TO "C" COMMERCIAL ZONE
ALIAS PERMIT FOR PARKING IN CONNECTION WITH THE COMMERCIAL PROPERTY IN A
RESIDENTIAL ZONE
DENIED DECEMBER 15, 1983
RECLASSIFY 4 ENTERS 3 ACRES TRACT FROM A TO RESIDENCE ZONE TO "C" COMMERCIAL ZONE

PETITIONER'S
EXHIBIT
1

1957 NATIONAL CITY C.A.D.C.

THESE THREE TWO DOCUMENTS WERE PREPARED BY THE
U.S. AIR FORCE AND A PLAN FOR THE PROSECUTION OF THE
CASES OF THE AIR FORCE OF THE UNITED STATES OF AMERICA
IN THE CASE OF THE AIR FORCE OF THE UNITED STATES OF AMERICA
IN THE CASE OF THE AIR FORCE OF THE UNITED STATES OF AMERICA

10/3/53

PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING
6504 GREENSPRING AVENUE
COUNCILMANIC DISTRICT 2
LEGISLATION DISTRICT No. 3

SCALE 1" = 20'

Baltimore County - My Neighborhood



Sources: Esri, HERE, Garmin, Intermap, increment P., GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, NAVTEQ, Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User Community