



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

July 29, 2024

Dino La Fiandra, Esquire – [dcl@lafiandralaw.com](mailto:dcl@lafiandralaw.com)  
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100 W. Pennsylvania Avenue, Suite 305  
Towson, MD 21204

RE: Petitions for Special Hearing, Special Exception & Variance  
Case No. 2024-0112-SPHXA  
Property: 14 Aigburth Road

Dear Mr. La Fiandra:

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 handwritten signature in black ink that reads "Maureen E. Murphy". The signature is fluid and cursive.

MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM:dlm  
Enclosure

c: Menachem Rivkin, Director – [mendyriv@gmail.com](mailto:mendyriv@gmail.com)  
Jason Vettori, Esq. – [jvettori@sgs-law.com](mailto:jvettori@sgs-law.com)  
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Mr. – [mendyriv@gmail.com](mailto:mendyriv@gmail.com)

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

(14 Aigburth Road)  
9th Election District  
6th Council District  
Friends of Lubavitch, Inc.  
*Legal Owner*

**Petitioner**

BEFORE THE OFFICE  
OF ADMINISTRATIVE  
HEARINGS  
FOR BALTIMORE COUNTY  
  
**Case No. 2024-0112-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 Friends of Lubavitch, Inc., legal owner (“Lubavitch”) by Menachem Rivkin, Director of Friends of Lubavitch, Inc. (“Rivkin”), for the property at 14 Aigburth Road, Towson (“the Property”).

A Petition for Special Hearing was filed as follows:

1. To approve a Jewish Student Center/Jewish Learning Center in the style of a "Chabad House" with accessory parsonage use for resident Rabbi and family, as a use permitted by right under Baltimore County Zoning Regulations (“BCZR”), §1B01.1.A.3 (Churches, other buildings for religious worship or other religious institutions).
2. To approve the site plan for the proposed use in accordance with BCZR, §1B01.1.B.1.g(6) and/or §1B01.1.B.1.g(10), including a finding that the restrictions of BCZR, §1B01.1.B.1.e(1) through (5) do not apply.
3. To approve a modified parking plan pursuant to BCZR, §409.12.B, to allow 2 parking spaces to serve the proposed use in lieu of 23 spaces required, or in lieu of such other number of parking spaces as may be required for the proposed use under BCZR, §409.6.

In the alternative to Petition for Special Hearing Request No. 1, Petitioner also filed a Petition for Special Exception, for a Jewish Student Center/Jewish Learning Center in the style of

a "Chabad House" with accessory parsonage use for resident Rabbi and family, pursuant to BCZR, §1B01.1.C.4 (civic, social, recreational or educational uses).

Petitioner also requested Variance relief from BCZR: (1) §1B01.2.C.1.a, for existing interior side yard setbacks in one instance of 8 ft., and in one instance of 13 ft., in lieu of 20 ft. required. No new building is proposed; and (2) §301.1, for an existing carport with a side yard setback of 7 ft. in lieu of 15 ft. required. No new building is proposed.

A public WebEx hearing was conducted virtually in lieu of an in-person hearing on June 25, 2024. The Petition was properly advertised and posted. Rivkin appeared in support of the Petition along with J. Scott Dallas, Maryland registered property line surveyor, who prepared and sealed a site plan (the "2024 Site Plan"). (Pet. Ex. 2). Dino C. La Fiandra, Esquire represented the Petitioner. Jason Vettori, Esquire of Schmidt, Gildea and Smith, who resides at 5 Maryland Avenue, testified in opposition.

Zoning Advisory Committee ("ZAC") comments were received from the Department of Planning ("DOP") and Department of Environmental Protection and Sustainability ("DEPS"). Development Plans Review ("DPR")/Department of Public Works and Transportation ("DPWT") also submitted a ZAC comment opposing the Petition for Variance relief and the Petition for Special Hearing for a modified parking plan as follows:

A) The site provides parking via curb cut onto the grassy area on the property. The on-street frontage has parking restrictions. The other side of the street across the site frontage has timed parking restrictions. In consideration to the required parking quota and the available parking in the vicinity, DPWT is not in favor for granting a variance or waiver for on-site parking reductions.

## FACTUAL BACKGROUND

The factual background regarding the use of this Property under the Lubavitch's legal ownership and Rivkin's residency does not begin with the filing of the Petitions in the above-captioned Case. The relevant facts relating to the use of this Property were already found, and the legal issues adjudicated, in prior Cases by OAH, the Board of Appeals, Circuit Court for Baltimore County and the Court of Special Appeals. During the ownership/occupation by Lubavitch/Rivkin, this Property has an extensive and contentious history involving the County and the neighboring property owners. In this Petition, there are no new uses proposed for the Property; all residential and religious uses are the same as dating back to 2008 when Lubavitch purchased the home for the use as a Chabad House, and for use as a home in which Rivkin, its Director, would reside. The facts and decisions in those prior Cases as maintained in My Neighborhood, are summarized below, and those Orders and Opinions are incorporated herein in their entirety. (See My Neighborhood Files).

### 1) Case No.: 2015-0223-SPH.

In 2015, Lubavitch/Rivkin filed a Petition for Special Hearing to confirm the *continued* used of Property as a parsonage with an accessory use for religious worship and religious education which use began in 2008. As in this Case, Scott Dallas was the surveyor who filed that Petition and prepared and sealed a site plan (the "2015 Site Plan"). The 2015 Site Plan read that Lubavitch/Rivkin sought to build a 2-story, 2,604 sf addition onto the original 1,420 sf, 1½ story home for not only the residential use, but to accommodate the ongoing Chabad House religious uses and programs. The 2015 Site Plan indicates that the original 1952 home was 25 ft. in height. Architectural plans for the addition entitled '*Chabad House Addition*' were also submitted into evidence. The evidence was undisputed that a directory sign which read "*Chabad 14 Aigburth*"

(Case No.: 2015-0223-SPH, Prot. Ex. 17) had been posted on the Property since 2008. In its 2015 ZAC comment, DOP opposed the requested relief finding that Lubavitch/Rivkin was operating a Community Building requiring a Special Exception as well as compliance with the Residential Transition Area (“RTA”) requirements. Neighboring property owners objected to the Petition.

In the Opinion and Order (the “2015 Order”), OAH (Beverungen, J.) made findings of fact that Lubavitch/Rivkin sought to enlarge the home for both residential and religious uses. Those religious uses included programs and activities of weekly meetings with college students regarding Jewish issues, and weekly hosting of Shabbat dinners on Friday evenings, at which dinners 50+ people regularly attend. In that Case, Rivkin testified that the Property was not used as a synagogue or as a community building. (2015 Opinion, p.2). He explained that he was a member of a synagogue on Pimlico Rd. and that he walked over 6 miles on Saturday mornings to attend services.

ALJ Beverungen denied Lubavitch/Rivkin’s request for confirmation of a parsonage and confirmation of the existing religious worship and religious education use, finding that the single family home does not qualify as a “parsonage” because a ‘parsonage’ is an accessory structure near or on the same grounds as a synagogue. From the evidence submitted by Lubavitch/Rivkin in 2015, ALJ Beverungen noted that the State of Maryland had exempted Lubavitch from paying real property taxes under MD Code Ann., TP, §7-204 which permits an exemption to a religious organization if a property is actually used exclusively for:

- (1) public religious worship;
- (2) a parsonage or convent; or
- (3) educational purposes.

In denying the Petition for Special Hearing, ALJ Beverungen, citing the holding by the Appellate Court of Maryland in *East Coast Conference of Evangelical Covenant Church of America, Inc. v. Prince George's County*, 40 Md. App. 213 (1978), wrote:

While the property is owned by a religious organization, and Rabbi Rivkin is clergy, there is missing from the equation a congregation or parish to which the parsonage would be adjunct. It is simply not sufficient that the home be owned by a religious organization and lived in by a clergy member and his family.

After the 2015 Order was issued, Lubavitch/Rivkin, by way of letter dated July 24, 2015, filed a Motion for Reconsideration seeking a finding that the Property was: “being used as a residence, and not as a religious institution or community building.” The Motion written by Counsel for Lubavitch/Rivkin repeated that the use of the Property was for residential purposes only and not as a Religious House of Worship or as a Community Building. In denying the Motion, ALJ Beverungen acknowledged the purpose behind filing the Motion was not only to dispose of the pending Code Enforcement Citation (CC1500406) issued for unapproved use of the Property as a House of Worship and/or Community Building, but to have the building permit for the addition released. Lubavitch/Rivkin did not appeal the 2015 Case.

2) Case No.: 2016-0170-SPH.

(a) OAH Opinion and Order.

In 2016, Lubavitch/Rivkin filed another Petition for Special Hearing asking for the same relief they sought in 2015 Motion for Reconsideration. Scott Dallas was again the expert surveyor who prepared a site plan and testified (the “2016 Site Plan”). The 2016 Site Plan was identical to the 2015 Site Plan, except the reason for the Special Hearing noted on that Plan had changed from a combined institutional/residential use to only a residential use. Notably, the same Architectural

Plans for the addition were submitted in both the 2015 and 2016 Cases except that, in 2016, the word “Chabad” had been removed from the title block on the Architectural Plans.

In the 2016-0170-SPH Petition, Lubavitch/Rivkin sought an Order that the same 2,604 sf addition be approved for residential purposes only of the Rivkin family. There was no Variance or other zoning relief needed or filed, and as such, it met all bulk regulations as a residential addition. Neighboring property owners testified in opposition asserting that the Property was still being used for same Chabad religious activities which were denied in the 2015 Order. In making findings of fact, ALJ Beverungen ruled that the Property could not be used as a synagogue or community building:

Petitioner cannot use the property as a church, synagogue or community building; that much is clear from the prior order and the BCZR.

(the “2016-0170-SPH Order”). As in 2015, the DOP, in its 2016 ZAC comment, opposed the relief, noting that there was no need to file the 2016 Petition solely seeking approval to build a residential addition, onto a dwelling, in a DR 5.5 zone:

The Department is not clear as to why a permitted residential addition to an existing dwelling to be used for living space and needing no variance relief would require such approvals. That fact notwithstanding, the Department does not support granting the petitioned zoning approval.

In recognizing that the 2016 Case was the same as the 2015 Case, DOP then emphasized that no interior floor plans had been provided to illustrate how the proposed size of the addition would function as a residence, particularly in light of the 2015 OAH Order prohibiting the Chabad building. The DOP ZAC comment indicates that, upon inspection by DOP planner in 2016, the “Chabad 14 Aigburth” sign was still posted on the Property. DOP’s research further revealed that

advertisements confirmed that the Property was operating as a: ‘Chabad Jewish Center at Towson and Goucher and that Shabbat Dinner and Lunch is hosted on site.’ As in 2015, DOP opposed the requested relief stating that “any use of the property for civic, social or commercial purposes would be contrary to said community plan and the Master Plan 2020.”

In the 2016-0170-SPH Order, ALJ Beverungen approved the addition as a *residential* structure only as follows:

....to approve the construction of a structural addition to an existing single family **residential dwelling to be used as additional living space for the family who reside[s] therein**, be and is hereby GRANTED.

(Emphasis Added). Lubavitch/Rivkin did not appeal the 2016 Case

(b) Board of Appeals.

The neighboring property owners filed an appeal of the 2016-0170-SPH Order. After the appeal was filed with the Board of Appeals, Lubavitch/Rivkin then filed a Request to Withdraw Petition for Special Hearing, the effect of which was to dismiss the appeal. By Order dated January 17, 2017, the Board of Appeals dismissed the Case with prejudice.

3) Case No.: 2016-308-SPH.

(a) OAH Opinion and Order.

On June 3, 2016, neighboring property owners filed their own Petition for Special Hearing seeking an Order to determine: (1) the use of the Property; and (2) whether the current use constituted a violation or noncompliance with the BCZR for failure to obtain a change of occupancy permit to change the “use” of the residential dwelling to a church, other building for religious worship, other religious institution or some other use as provided in BCZR, and Baltimore County Building Code (“BCBC”) as well as the failure to obtain required Variance

relief. On July 25, 2016, ALJ Beverungen dismissed Case No.: 16-308-SPH *with prejudice* holding that the Petitioners' cause could only be resolved in a Code Enforcement case.

(b) Board of Appeals Opinion.

In its Opinion, the Board of Appeals details the relevant facts pertaining to the Lubavitch/Rivkin ownership and occupancy. At the *de novo* hearing before the Board, both Rivkin and Scott Dallas testified. The Board's Opinion explains that, after only part of Rivkin's testimony had been completed on first day of the hearing, Rivkin, although subpoenaed to testify, failed to appear for the subsequent day of testimony. The Board concluded as follows:

The majority found that the totality of all the evidence demonstrated that Lubavitch had acted in bad faith, that there was little question, based on the record, that even before the new building, Lubavitch had been acting as a community center at 14 Aigburth; that the only genuine primary purpose of the new structure was to enhance the Lubavitch community center presence and activities; and that the claim that this was simply an addition to a residence was not credible.

The Board's factual analysis spells out that as of October 27, 2016, the new building was also largely complete; by the January 12, 2017 hearing, it was essentially complete. At the Board hearing, Scott Dallas provided a chronology of events along with some additional facts not previously noted in the OAH Opinions and Orders. Mr. Dallas explained that Lubavitch had applied for a building permit to construct a "parsonage" but that permit was denied because a Special Exception was needed and the RTA requirements had to be met. In its Opinion, the Board describes Mr. Dallas' testimony wherein he explained that Lubavitch then applied for a second building permit which permit then characterized the same addition as 'residential.' Mr. Dallas made clear that footprint for the second building permit was exactly the same as the footprint for the parsonage.

The Board found that there was no difference between the site plans and that the total size of the new building undermined any claim that it is merely a residence for the Rivkin family. The Board found that the new building was simply attached to the original home by a covered breezeway, without any effort to integrate it into the pre-existing home. Based on the evidence presented, the Board also made the following relevant findings of fact:

- (1) the addition has an institutional design, not residential;
- (2) the addition looks like a community center and was always intended to be used as one;
- (3) the addition is 7 ft. +/- taller than the neighboring home;
- (4) the first floor home can seat over 120 people;
- (5) there is a cloak room rather than a closet;
- (6) there are separate men and women's powder rooms;
- (7) there is a commercial kitchen;
- (8) the addition will have a library, conference room, synagogue and student lounge;
- (9) there are two (2) apartments on the second floor with outside entrances;
- (10) a sign for "Chabad – 14 Aigburth" has been posted on the sidewalk in front of the Property since Lubavitch/Rivkin purchase/occupancy in 2008;
- (11) there was evidence of Lubavitch sponsored activities at the Property both before and after the addition was constructed;
- (12) the weekly Shabbat dinners and other Jewish celebrations involved invitations to hundreds of people;
- (13) the Chabad House has been and will continue to be associated with Towson University campus activities;
- (14) the expansion of the original home has naturally expanded the nature, timing and amount of Chabad activities;
- (15) Aigburth Rd. has limited residential permit parking which was taken by visitors of the Chabad House; and
- (16) tax documents submitted into evidence identified the Property as a "student center".

The Board concluded that Lubavitch acted in bad faith in obtaining the building permit and in constructing the new building. (Board Opinion, p. 16).

4) Friends of Lubavitch v. Robin Zoll, Case No.: 03-C-16-008420.

On October 23, 2018, the Appellate Court of Maryland issued an Opinion affirming the Circuit Court for Baltimore County in a case filed by neighboring property owner Robin Zoll (16 Aigburth) that the Lubavitch/Rivkin's proposed new building would violate a restrictive covenant running with the land prohibiting dwellings to be constructed within a certain distance of Aigburth Rd. (The Appellate Opinion can also be found in My Neighborhood). With the new building complete, on April 13, 2017, the Circuit Court determined that it violated the restrictive covenant and ordered that Lubavitch remove it no later than March 1, 2018.

According to the facts found by the Circuit Court, as set forth in the Appellate Opinion, not long after Lubavitch/Rivkin broke ground on the new building, Mrs. Zoll informed Lubavitch/Rivkin that the building would violate the restrictive covenant. Notwithstanding the notice, Lubavitch/Rivkin continued with construction, and as a result, Mrs. Zoll and the community association filed a Complaint for Declaratory Judgment, for Injunctive relief and for attorneys' fees in the Circuit Court. The Appellate Court noted that by the time of the Circuit Court trial (7 months after filing), the building was complete.

The Appellate Court's Opinion details the record evidence in the Circuit Court trial. Part of that evidence was that Rivkin's residency at the Property was a form of compensation for his work as Director running the day-to-day operations of Chabad-Lubavitch Towson from an office at Towson University. In January, 2012, Lubavitch/Rivkin informed the community association that they intended to build an addition onto the existing home to "accommodate worship services for TU students." Rivkin testified that the original plan was to build a synagogue but that there was opposition from the neighborhood. In 2014, Lubavitch/Rivkin held a groundbreaking

ceremony to announce plans “to build an additional space to....help enhance.....religious Jewish life in Towson” at the Property.

The Appellate Court noted that, due to Lubavitch/Rivkins’ campaign to continue with construction plans, a Code Enforcement Citation (CC1500406) was issued on March 25, 2015 to:

Cease the illegal House of Worship/Religious Institution without the benefit of meeting the RTA requirements, the parking requirements and the Non Residential Princip[al] Setback requirements and to cease the illegal operation of a Community Building without the benefit of a Special Exception hearing.

The Appellate Court wrote that Lubavitch responded to the Code Enforcement Citation by filing Case No.: 2015-0223-SPH, only to be followed 6 months later by Case No.: 2016-0170-SPH. The Appellate Court mentioned that if Lubavitch proceeded with construction, it knew it was doing so at its own risk. The Appellate Court goes on to acknowledge that, despite the pending appeal in Case No.: 2016-0170-SPH, Lubavitch applied for a building permit on April 19, 2016 to attach a new 6,614 sf building to the front of the existing 2,200 sf home, quadrupling its original size. As to the restrictive covenant, the building permit indicated that it would extend out between 56 to 57 ft. from Aigburth Rd. in violation of the 112.5 ft to 115 ft setback. The evidence in the Circuit Court was that the new building would be 3-stories tall, have 4 bedrooms, 7 bathrooms, 5 wet-bars, a mikvah, and 2 kitchens. The Chabad building would be able to accommodate over 200 invited guests on high holidays, with 50+ people attending for weekly Shabbat dinner. Construction began on June 6, 2016.

The Circuit Court trial was held on March 30 and 31, 2017. Scott Dallas again testified for Lubavitch. Rivkin testified that although construction was substantially behind schedule at one point, rather than stop work due to the pending Case, Lubavitch/Rivkin deliberately proceeded with construction due to its perceived financial concerns over the building contract.

On April 13, 2017, the Circuit Court issued a Memorandum Opinion and Order wherein the trial judge found Rivkin to be “evasive and aggressive during questioning.” The trial judge also found that Lubavitch had actual notice of the restrictive covenant in 2008 when the Property was purchased, and that Rivkin admitted that Lubavitch chose to aggressively proceed with construction anyway. The trial court found that the new building was in violation of the setback covenant. The trial judge also observed that Lubavitch made “no innocent mistakes” and caused harm to the plaintiffs. The Circuit Court found Lubavitch to be a “willful violator” of the setback covenant. The Circuit Court ordered that the Chabad building and all other improvements which were in violation of the setback covenant be removed no later than March 1, 2018. The Appellate Court of Maryland found no abuse of discretion and affirmed the Circuit Court’s holding in its entirety.

The Circuit Court docket entries (also found in My Neighborhood) sheds even more light on the relevant factual chronology after the Circuit Court Opinion was issued. Lubavitch/Rivkin appealed the Circuit Court Opinion. On April 25, 2018, their Motion to Stay Enforcement of a Judgment was denied. On June 13, 2018, Lubavitch posted a bond in the amount of \$25,000.00. On July 5, 2018, after a hearing, the Circuit Court ordered the Court-appointed Receiver (Deborah Dopkin, Esquire) to formulate a plan of compliance regarding the removal of the building which violated the setback covenant. By September 10, 2018, a contractor had been approved to handle the demolition.

By Order of the Circuit Court dated November 2, 2018, Receiver Dopkin was authorized to engage the contractor to raze the addition within 45 days of receipt of estimate to do so. The docket entries repeat the Circuit Court Order that Lubavitch/Rivkin’s continuation of a commercial use had previously been found to be non-compliant with restrictions on the Property:

11/02/2018 DOPC - Memorandum Opinion of the Court that the Receiver's Motion for Approval is granted in part. The court will authorize the Receiver to engage the services of Handy to raze the addition, with construction management overseen by Mr. Adashek. **The court declines to authorize moving the existing structure to replace the original home on the lot, as that would authorize the continuation of a commercial use that has been found to be non-compliant with restrictions on the property.**

11/02/2018 DORD - Order of court that the Receiver's Request for Approval of Construction Management and Contractor Designation (#65000) is GRANTED IN PART AND DENIED IN PART; the Court appointed Receiver, Deborah C Dopkin is authorized to enter into a contract for service with Handy Contract Services LLC to raze the Structure at 14 Aigburth Road; Receiver is authorized to engage the services of Scott M Adashek as necessary to manage and oversee the execution of the contract; Defendant Friends of Lubavitch shall deposit in the Receiver's Trust account the revised estimate for the cost of services by Handy Contract Services LLC to raze the home within 45 days of receipt of the final estimate, together with \$20,000 as a retainer for the services to be billed by Scott M Adashek Filed: 11/02/2018 Decision: Ruled - 11/02/2018 F

Filed: 11/02/2018 Decision: Ruled - 11/02/2018

On September 30, 2021, a demolition schedule, a demolition budget, and construction management contract were filed in the Circuit Court. A subsequent Circuit Court Order dated March 9, 2022, granted a Motion to Enforce Liability of Surety such that United States Fire Insurance Co. was ordered to pay the amount of \$114,491.00 to the trust account of Court-appointed Receiver Dopkin, no later than ten (10) business days from the date of entry of the Order. By June 13, 2022, the Receivership was terminated, and the Case was dismissed.

5) This Case.

The Petitions for Zoning relief here were filed on April 24, 2024. At the hearing, Petitioner's only witness was Scott Dallas who was accepted as an expert surveyor. (Pet. Ex. 1). As with his 2015 Site Plan and 2016 Site Plan, Mr. Dallas prepared the 2024 Site Plan which mirrors the earlier footprint of the original and new building. (Pet. Ex. 2). However, the 2024 Site

Plan now reads that the completed building is 3-stories tall, and is 35 ft in height. Street view photographs presented confirm that the institutional looking building as originally planned for by Lubavitch/Rivkin in 2012, has been built. (Pet. Exs. 4-7).

### VARIANCE

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

- (1) It must be shown the property of 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).

There was no evidence presented that the Property was unique under *Cromwell, supra*. In fact, the street view photographs of 12 and 14 Aigburth show that both properties have the same sloping topography. Mr. Dallas testified that, as shown on the street view photographs, the original homes on 12, 14 and 16 Aigburth were of similar size and scale, each having multiple stories. Accordingly, Lubavitch/Rivkin failed to prove uniqueness and for this reason, the Variance relief will be denied.

Even if uniqueness under *Cromwell* could be found, there is no practical difficulty or unreasonable hardship under the previously adjudicated facts. Indeed, this is a classic case of self-imposed hardship. This is not a case where the use was residential, and now the use is proposed to be changed to religious/residential. As the relevant facts above unequivocally demonstrate, there has been no change in circumstances to justify filing for the zoning relief here. The law is clear that self-inflicted hardship cannot form the basis for a claim of practical difficulty. Speaking for the Court in *Cromwell, supra*, Judge Cathell noted:

Were we to hold that self-inflicted hardships in and of themselves justified variances, we would, effectively, not only generate a plethora of such hardships but we would also emasculate zoning ordinances. Zoning would become meaningless. We hold that practical difficulty or unnecessary hardship for zoning variance purposes cannot generally be self-inflicted.

*Cromwell* at 722. To this point, the Supreme Court of Maryland in *Richard Roeser Profl Builder, Inc. v. Anne Arundel County*, 368 Md. 294, 793 A.2d 545 (2002), explained that self-imposed hardships are those which are created by the owners of the property. In *Ad + Soil, Inc. v. County Comm'rs of Queen Anne's County*, 307 Md. 307, 316, 340, 513 A.2d 893 (1986) the Supreme Court of Maryland found that construction which violated setbacks was self-inflicted condition creating need for requested variance request.

The holding in *Chesley v. Annapolis*, 933 A.2d 475, 491- 492, 176 Md. App. 413 (Md. App. 2007) is also noteworthy:

Ultimately, the Chesleys' contention that the Board erred in finding that they could have avoided the need for a setback variance by designing their home differently rests on the flawed premise that they cannot be held accountable for choosing to build a 5,000 sq. ft. residence before obtaining the variance necessary to build the garage.

\* \* \* \*

Moreover, in contrast to *Stansbury*, there is substantial evidence in this record to support the Board's determination that the Chesleys' predicament did not result from mere compliance with applicable zoning and development laws, but from the Chesley's own actions in developing the property.

The record supports the Board's finding that the Chesleys created the need for the variance by developing the property before obtaining the garage variance. When they built their house and pool, the Chesleys eliminated the possibility of locating a garage where no variance would be required. Among the options the Chesleys chose not to pursue was designing a smaller house that would permit a detached garage on the side of the property, opposite the viewshed that City planners were seeking to protect, in a location that would not require a setback variance. Alternatively, the Chesleys could

have waited for a ruling on their garage variance application before proceeding with construction of the larger house and pool. Instead of getting the Board's answer first, so that they could reconsider their development plans if the Board denied a front yard setback, the Chesleys proceeded to build the house and pool at the risk of what happened here — that the Board would not approve a front yard variance for the garage, notwithstanding support by the Planning Department for the Chesleys' applications. In these circumstances, we find no legal or factual error in the Board's conclusion that the Chesleys' claimed hardship was self-created.

Applying the holdings in *Cromwell*, *Ad Soil* and *Chelsey* here, and as described by the Circuit Court in *Friends of Lubavitch v. Robin Zoll*, there have been no innocent mistakes by Lubavitch/Rifkin in constructing what is essentially a second building in front of the original home (albeit connected by a breezeway), which building has created the need for the Variance relief. As the Circuit Court previously found, Lubavitch/Rivkin intentionally and aggressively pursued construction, claiming economic concerns over the building contract. However, economic loss alone does not necessarily satisfy the "practical difficulties" test, because, as the Appellate Court of Maryland has previously observed: "[e]very person requesting a variance can indicate some economic loss." *Cromwell* at 715, 651 A.2d 424 (quoting *Xanthos v. Bd. of Adjustment*, 685 P.2d 1032, 1036-37 (Utah 1984)). Indeed, the *Cromwell* Court held that to grant an application for a Variance any time economic loss is asserted, "would make a mockery of the zoning program." *Cromwell* at 715.

To be clear, the setback Variance now being sought here under BCZR, §1B01.2.C.1 is entirely due to the use of the building as a *non-residential principal building*. As the above Cases demonstrate, Lubavitch/Rivkin deceitfully changed their narratives about the actual use of the Property, and changed their Site Plans, to suit whatever litigation was pending, with the ultimate goal of obtaining the building permit for the Chabad building, only to file for the instant relief after their mission was accomplished. The 2024 Site Plan is the same as 2015 and 2016 Site Plans;

there have been no change in circumstances, no change in use, no change in zoning, and the same BCZR and BCC regulations have always been applicable to the use of this Property.

Now that the Chabad building is complete, and the Friends of Lubavitch v. Robin Zoll is over, this latest Petition incredulously seeks ratification by the County of the unapproved use which has been ongoing since 2008. In light of the Case history, the instant Variance Petition is disingenuous in stating that “No new building is proposed.” And while it is obvious that no new building is proposed at this point in the story, this building could have been constructed smaller and designed to comply with both the bulk regulations and the RTA regulations. It is not lost that when it suited their end, Lubavitch/Rivkin claimed the building was only being used for the Rivkin family residence. Yet, as the Appellate Court of Maryland explained in *Anderson v. Board of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28, 322 A.2d 220 (1974), Lubavitch/Rivkin cannot now contend that the strict application of the BCZR prevents them from making a reasonable use of this DR 5.5 zoned Property because, by-right, it can always be used as a residence.

Dissecting the factual chronology from the above cases, the self-imposed hardship is evident. In Case No.: 2015-0223-SPH, the Petition itself was an admission of the unapproved religious use. Other than the desire for Lubavitch to be exempt from paying property taxes, there was no need to request approval for a ‘parsonage’ because again, Lubavitch/Rivkin could build a residential addition onto the home, without requesting any Variance relief. Indeed, Rivkin testified under oath that the proposed building would not be a synagogue or a community building.

Also factoring into the self-imposed hardship here was Lubavitch/Rivkin’s Motion for Reconsideration in Case No.: 2015-0223-SPH seeking a finding that the Property was: “being used as a residence, and not as a religious institution or community building.” While ALJ Beverungen

denied the Motion because it was beyond the scope of the Petition, the obvious reason for requesting that Order was due to dispose of the then-pending Code Enforcement Citation which was blocking their building permit application. Again, there was no need to file a Motion for Reconsideration in order for Rivkin to reside in the home.

In Case No.: 2016-0170-SPH , the filing of that Petition also does not help their claim of practical difficulty or unreasonable hardship. In the 2016 Case, Lubavitch/Rivkin switched positions and claimed that the mixed religious/residential use was suddenly only 'residential', notwithstanding that all of the evidence was the same. As set forth in the 2016-0170-SPH, the Protestants' evidence was that the religious use had not ceased, and that the proposed building was needed to accommodate that religious use. If the use was entirely residential as Lubavitch/Rivkin then alleged, it supports the conclusion here that no practical difficulty or hardship will be suffered because again Lubavitch/Rivkin can make reasonable use of the Property as a residence without the instant relief for a non-residential building.

As with the 2015 Motion for Reconsideration, and as recognized by the DOP and ALJ, the purpose of the 2016 Petition was to obtain a Zoning Order confirming residential use in defense of Code Violation Case (CC 1500406), and in turn, to get the building permit. Importantly, because no Variance relief from the residential bulk regulations was needed in 2016 for the 'residential addition,' this fact only serves to bolster the finding of self-imposed hardship requesting Variance relief for a non-residential principal building. And the 2016-0170-SPH Order achieved its desired effect in that, based on Rivkin's testimony under oath, the ALJ issued an Order granting approval for the 'residential addition,' which dismissed the Code Violation case, thereby releasing the building permit. As soon as the 2016-0170-SPH Order was appealed, Lubavitch/Rivkin withdrew the Petition, and the Protestants were left without an appeal.

Similarly, the Circuit Court findings of fact also lead to the same conclusion that any claim of practical difficulty or unreasonable hardship here has been self-imposed. Specifically, the Circuit Court emphasized that Lubavitch/Rivkin continued with a deliberate campaign of construction. For these reasons, the Variance relief will be denied.

As to the impact on the neighborhood and the spirit and intent of the BCZR, given the adjudicated findings of fact by the OAH, the Board of Appeals and Circuit Court and as reiterated by the Appellate Court of Maryland, I further find that granting the Variance relief for the non-residential building setback would do substantial injustice to the neighboring property owners, would be detrimental to the general welfare of the neighborhood, and cannot be granted in any way that would observe the strict harmony with spirit and intent of the BCZR, §307.1. *Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28, 39 (1974). Accordingly, for these additional reasons, the Variance relief will be denied.

#### SPECIAL HEARING

A “special hearing” request under BCZR §500.7 “is, in legal effect, a request for a declaratory judgment.” *Antwerpen v. Baltimore County*, 163 Md. App. 194, 877 A.2d 1166, 1175 (2005). This regulation gives the Administrative Law Judge the authority to interpret the county zoning regulations and to grant appropriate relief based on those interpretations. Further, “the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing [request] would be compatible with the community and generally consistent with the spirit and intent of the regulations.” *Kiesling v. Long*, Unreported Opinion, No. 1485, Md. App. (Sept. Term 2016). Given the denial of the Variance relief as above, Petition for Special Hearing need not be decided.

In the alternative, I find that the Special Hearing relief is precluded under the doctrine of *res judicata* and collateral estoppel because all of the relief requested here, could have been brought in Case No.: 2015-0223-SPH, Case No.: 2016-0170-SPH and/or 2016-0308-SPH. It is readily apparent that Lubavitch/Rivkin intentionally did not file the relief sought here in either 2015 or 2016 because it would have been met with substantial opposition. However, the doctrine of *res judicata* bars litigation of the same matter with respect not only to the legal claims or issues decided in the case but also as to all matters which could have been litigated in the first suit. The Court of Appeals in *Alvey v. Alvey*, 225 Md. 386, 390 (1961) said:

The doctrine of *res judicata* is that a judgment between the same parties and their privies is a final bar to any other suit upon the same cause of action, and is conclusive, not only as to all matters which with propriety could have been decided in the original suit, but as to all matters which with propriety could have been litigated in the first suit,...

(See also, *Seminary Galleria v. Dulaney Valley Improvement Ass'n*, 192 Md. App. 719, 995, A.2d 1068 (2010). *Batson v. Shiflett*, 325 Md. 684, 705, 602 A.2d 1191 (Md., 1992). *Whittle v. Board of Zoning Appeals*, 211 Md. 36, 38, 125 A.2d 41 (1956). *Garrity v. Maryland State Bd. of Plumbing*, 447 Md. 359, 368 (2016). *Colandrea v. Wilde Lake Community Ass'n, Inc.*, 361 Md. 391 (2000); *Washington Suburban Sanitary Commission v. TKU Associates*, 281 Md. 1, 18-19 (1977)). As demonstrated by the previously adjudicated fact, there has been zero change in circumstances to warrant revisiting relief that could have, and should have been previously raised in the earlier Cases.

To the extent there is even a suggestion that Lubavitch/Rivkin was unaware of what regulations were required to be met, the evidence is overwhelmingly to the contrary. First, when they received the Code Enforcement Citation dated March 25, 2015, they knew they were illegally operating a religious institution without the benefit of filing for Special Exception, and without

meeting RTA requirements, parking requirements and bulk regulations. On this point, the Code Enforcement Citation was issued prior to the filing of Case No.: 2015-0233-SPH, before the Building Permit was issued on April 19, 2016, and before a shovel was in the ground on June 6, 2016. Second, when the 2015 Building Permit was denied, according to Scott Dallas' testimony in the Circuit Court trial, they were informed that a Special Exception was required and that the RTA requirements had to be met. Third, they knew when the DOP provided a ZAC comment in 2015-0223-SPH that a Special Exception was required, and that the RTA requirements had to be met. At that point, Lubavitch Rifkin could have, but failed to, amend the 2015 Petition to seek the necessary relief. In the same way, in 2016-0170-SPH, Lubavitch/Rivkin had yet another chance to file for the appropriate relief and failed to do so. Lastly, when the neighboring property owners filed Case No.: 2016-0308-SPH specifically requesting a ruling on the use and Lubavitch/Rivkin's alleged violation, the instant relief was not filed. Thus, no credible argument can be entertained as to a lack of knowledge.

Weighing the notice provided in the Code Enforcement Citation, in the denial of the 2015 Building Permit, in the 2015 Order, in the 2016-0170-SPH Order, and 17-0308-SPH Order against the bald assertion that current request for approval that the new building was "planned in such a way that compliance, to the extent possible with RTA use requirements, will be maintained and that said plan [is] otherwise expected to be compatible with the character and general welfare of the surrounding residential premises" defies any reasonable finding that the RTA exemptions under either BCZR, §1B01.1.B.1.g(6) or (10), have been met. Lubavitch/Rivkin ignored the RTA requirements and constructed what they wanted.

Under the doctrines of *res judicata* and collateral estoppel, the adjudications made in the prior Cases are binding here and cannot be relitigated. Rivkin testified under oath in 2015-0223-

SPH that the Property was not being used as a synagogue or as a community building. ALJ Beverungen's denial of the request for approval of a 'parsonage' in Case No.: 2015-0233-SPH bars any different outcome here. As a result, Special Hearing Request #1 and Special Exception Request #1 must be denied for that reason. ALJ's Opinion and Order in the 2016-0170-SPH made two (2) decisions which are both binding and cannot be now relitigated. First, the ALJ decision that that the Property cannot be used either as a synagogue or a community building precludes the instant relief:

Petitioner cannot use the property as a church, synagogue or community building; that much is clear from the prior order and the BCZR.

(2016-0170-SPH Order, p. 2). Second, and equally as important, the 2016-0170-SPH Order approved the use of the new building only as a residential dwelling:

THEREFORE, IT IS ORDERED this 6<sup>th</sup> day of April, 2016 by this Administrative Law Judge, that the Petition for Special Hearing pursuant to BCZR, §500.7 to approve the construction of a structural addition to an existing single family residential dwelling to be used as additional living space for the family who reside therein, be and is hereby GRANTED.

No appeal was filed by Lubavitch/Rivkin in 2015-0223-SPH, 2016-0170-SPH or 2016-0308-SPH. Given the pertinent decisions made in the 2016-0170-SPH Order, the 2024, after-the-fact zoning Petitions have no merit.

In regard to the Board of Appeals' decision in 2016-0308-SPH, it was akin to a Code Enforcement decision albeit in a Special Hearing, without a civil penalty. The Board's finding that Lubavitch/Rivkin had been using the property as a community center "without having obtained the necessary approvals or complying the necessary regulations, including the Residential Transition Area requirements" is not only consistent with each of the other Cases discussed herein, but supports the conclusion that the ship has sailed on the 2024 zoning Petitions.

In regard to the Special Hearing request for a modified parking plan under BCZR, §408.12B to approve the use of 2 parking spaces in the existing car port of the original home, in lieu of the required 23 parking spaces required for a non-residential building, Lubavitch/Rivkin have failed to meet the burden of proof for a “undue hardship” which requires:

§ 409.12. - Other requirements.

\* \* \* \*

B. If the requirements for parking space or loading space in Section 409 would create an undue hardship, the Zoning Commissioner may approve a modified plan upon petition and after a public hearing, the procedure for which is set forth in Section 409.8.B.1 above.

As set forth above, the only hardship is the one created by Lubavitch/Rivkin after-the-fact. As a residence, Lubavitch/Rivkin does not need any type of modified parking plan. As the DPWT ZAC comment opposing the Variance request and modified parking plan highlights, the on-street frontage parking, and parking on the other side of the street is restricted and therefore does not come close to meeting the parking required for the religious use:

A) The site provides parking via curb cut onto the grassy area on the property. The on-street frontage has parking restrictions. The other side of the street across the site frontage has timed parking restrictions. In consideration to the required parking quota and the available parking in the vicinity, DPWT is not in favor for granting a variance or waiver for on-site parking reductions.

To get around the parking requirements for the non-residential building, Lubavitch/Rivkin attempt to assert that, of the hundreds of people invited to the Property for the Chabad programs, for High Holidays, as well as the 50+ regular attendees at the Shabbat weekly dinner, all of them walk to the Property. To the contrary, the adjudicated fact in Board of Appeals Opinion was that the

invitees to the Property have continuously used up all the on-street parking. The doctrines of *res judicata* and collateral estoppel precludes a different finding here.

For all these reasons, the Special Hearing relief will be denied.

#### SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. *Schultz v. Pritts*, 291 Md. 1, 11 (1981). The *Schultz* standard was revisited in *Attar v. DMS Tollgate, LLC*, 451 Md. 272 (2017), where the court of appeals discussed the nature of the evidentiary presumption in special exception cases. The court again emphasized a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

Given the denial of the Variance relief as above, Petition for Special Exception need not be decided. In the alternative, the Petition for Special Exception relief for a Community Building is also barred under doctrine of *res judicata*, collateral estoppel for the same reasons as set forth in the Special Hearing section above. In particular, the 2016-0170-SPH Order already rendered a decision that the Property cannot be used for a community building and Lubavitch/Rivkin failed to appeal that decision. Accordingly, the Special Exception will also be denied.

THEREFORE, IT IS ORDERED this 29<sup>th</sup> day of **July, 2024** by this Administrative Law Judge, that the Petition for Special Hearing to approve a Jewish Student Center/Jewish Learning Center in the style of a "Chabad House" with accessory parsonage use for resident Rabbi and family, as a use permitted by right under Baltimore County Zoning Regulations ("BCZR"), §1B01.1.A.3 (Churches, other buildings for religious worship or other religious institutions) be, and it is hereby, **DENIED**; and

IT IS FURTHER ORDERED, that the Petition for Special Hearing to approve the site plan for the proposed use in accordance with BCZR, §1B01.1.B.1.g(6) and/or §1B01.1.B.1.g(10), including a finding that the restrictions of BCZR, §1B01.1.B.1.e(1) through (5) do not apply, be, and it is hereby, **DENIED**; and

IT IS FURTHER ORDERED, that the Petition for Special Hearing to approve a modified parking plan pursuant to BCZR, §409.12.B, to allow 2 parking spaces to serve the proposed use in lieu of 23 spaces required, or in lieu of such other number of parking spaces as may be required for the proposed use under BCZR, §409.6, be, and it is hereby, **DENIED**; and

IT IS FURTHER ORDERED, that a Petition for Special Exception filed for a Jewish Student Center/Jewish Learning Center in the style of a "Chabad House" with accessory parsonage use for resident Rabbi and family, pursuant to BCZR, §1B01.1.C.4 (civic, social, recreational or educational uses) be, and it is hereby, **DENIED**; and

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §1B01.2.C.1.a, for existing interior side yard setbacks in one instance of 8 ft. and in one instance of 13 ft. in lieu of 20 ft. required, be, and is it hereby **DENIED**; and,

IT IS FURTHER ORDERED, that the Petition for Variance from BCZR, §301.1 for an existing carport with a side yard setback of 7 ft. in lieu of 15 ft. required, be, and is it hereby **DENIED**.

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



MAUREEN E. MURPHY  
Chief Administrative Law Judge  
for Baltimore County

MEM: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 14 Aigburth Road which is presently zoned DR 5.5  
Deed References: 27395/112 10 Digit Tax Account # 0922250090  
Property Owner(s) Printed Name(s) Friends of Lubavitch, Inc.

(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 attachment.

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

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:

N/A  
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):

Friends of Lubavitch, Inc.

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

14 Aigburth Road, Towson, Maryland

Mailing Address City State

21286 / 646-295-3010 / mendyriv@gmail.com  
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 2024-0112-SATA Filing Date 4/23/24 Do Not Schedule Dates: \_\_\_\_\_ Reviewer TL

Petition for Zoning Hearing  
14 Aigburth Road  
Continuation Sheet

**Special Hearing:**

1. To approve a Jewish Student Center / Jewish Learning Center in the style of a "Chabad House" with accessory parsonage use for resident Rabbi and family, as a use permitted by right under BCZR, §1B01.1.A.3 ("Churches, other buildings for religious worship or other religious institutions").
2. To approve the site plan for the proposed use in accordance with BCZR, §1B01.1.B.1.g(6) and/or §1B01.1.B.1.g(10), including a finding that the restrictions of BCZR, §1B01.1.B.1.e(1) through (5) do not apply.
3. To approve a modified parking plan pursuant to BCZR, §409.12.B, to allow 2 parking spaces to serve the proposed use in lieu of 23 spaces required, or in lieu of such other number of parking spaces as may be required for the proposed use under BCZR, §409.6.
4. Such further and other relief as the nature of this case may require.

**Special Exception:**

1. If the ALJ determines that the proposed use should not be approved by right pursuant to Special Hearing Request 1, then a Special Exception for a Jewish Student Center / Jewish Learning Center in the style of a "Chabad House" with accessory parsonage use for resident Rabbi and family, pursuant to BCZR, §1B01.1.C.4 ("civic, social, recreational or educational uses").

**Variances:**

1. From BCZR, §1B01.2.C.1.a for existing interior side yard setbacks in one instance of 8 feet and in one instance of 13 feet in lieu of 20 feet required. No new building is proposed.
2. From BCZR, §301.1 for an existing carport with a side yard setback of 7 feet in lieu of 15 feet required. No new building is proposed.

2024-0112-SPHA

***J.S. DALLAS, INC.***

Surveying & Engineering  
P.O. Box 26  
Baldwin, MD 21013  
(410)817-4600  
FAX (410)817-4602

***ZONING DESCRIPTION OF # 14 AIGBURTH ROAD***

***BEGINNING*** at a point on the south side of Aigburth Road (50 feet wide), at the distance of 130.55 feet, more or less, west of the west side of Cedar Avenue (30 feet wide)

***THENCE*** the following courses and distances: (1) South 20 degrees 00 minutes West 218.42 feet (2) North 71 degrees 08 minutes West 76.85 feet (3) North 19 degrees 11 minutes East 218.42 feet and (4) South 71 degrees 08 minutes east 80.00 feet to the place of beginning as recorded in deed Liber 27395 folio 112 etc., containing 17,122 square feet or 0.393 acres of land, more or less. Located in the 9<sup>th</sup> election district and 6<sup>th</sup> council district.



2024-0112-SPHA

**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/neighbor 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.**

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**For Newspaper Advertising:**

Case Number: 2024-0112-SPHA

Property Address: 14 Aigburth Road

Property Description: 0.39 Acres SS Aigburth Road 210 feet W of Cedar Avenue

Legal Owners (Petitioners): Friends of Lubavitch, Inc.

Contract Purchaser/Lessee: N/A

**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

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

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

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Address: 100 W. Pennsylvania Avenue, Suite 305

Towson, Maryland 21204

Telephone Number: 443-204-3473

Revised 7/9/2015

# BALTIMORE COUNTY DEPARTMENTS OF PERMITS APPROVALS & INSPECTIONS

## APPROVED SIGN POSTERS

John Altmeyer  
Cell: 410-382-6580  
jaltmeyer@aol.com

J. Lawrence Pilson, R.S.  
Cell: 443-834-8162  
lpilson@hotmail.com

Richard Hoffman  
Cell: 443-243-7360  
dick\_e@comcast.net

Linda O'Keefe  
Work: 410-666-5366  
Cell: 443-604-6431  
lucky linda1954@yahoo.com

Eric Hadaway  
Work: 410-296-3333  
ehadaway@dmw.com

Bruce E. Doak  
Work: 443-900-5535  
Cell: 410-419-4906  
bdoak@bruceedoakconsulting.com

David Billingsley  
Work: 410-679-8719  
dwb0209@yahoo.com

Martin Ogle  
Cell: 443-629-3411  
mert1114@aol.com

Sgt. Robert A. Black  
Cell: 410-499-7940  
1opie@comcast.net

The petitioner must use one of the sign posters on this approval list. Any reposting must also be done by one of these approved posters. If you wish to select a poster not listed on the list above, prior approval by the Department of Permits, Approvals and Inspections/Zoning is required.

This department is not associated with any of the above posters, nor do we recommend any specific one. We do suggest that you contact a number of them to compare prices, since their charges may vary.

Rev 9/22/2022

Real Property Data Search ( )  
Search Result for BALTIMORE COUNTY

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)
**Special Tax Recapture: None**

Account Identifier: District - 09 Account Number - 0922250090

**Owner Information**

Owner Name: FRIENDS OF LUBAVITCH INC Use: EXEMPT COMMERCIAL  
Principal Residence: NO  
Mailing Address: 14 AIGBURTH RD Deed Reference: /27395/ 00112  
TOWSON MD 21286-1103

**Location & Structure Information**

Premises Address: 14 AIGBURTH RD Legal Description: CHAR EX  
TOWSON 21286-1103 14 AIGBURTH RD SS  
210 W OF CEDAR AVE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:  
0070 0014 0431 20000.04 0000 2023 Plat Ref:

Town: None

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|-------------------------|-------------------------|------------------------|--------------------|------------|
| 1952                    | 6,746 SF                | 800 SF                 | 17,004 SF          | 01         |

| Stories | Basement Type | Exterior Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---------|---------------|------------------|----------------|--------|-----------------------------------|
| 1 1/2   | NO            | STANDARD UNIT    | BRICK/ 4       | 2 full | 2017                              |

**Value Information**

|                    | Base Value | Value<br>As of<br>01/01/2023 | Phase-in Assessments<br>As of<br>07/01/2023      As of<br>07/01/2024 |         |
|--------------------|------------|------------------------------|----------------------------------------------------------------------|---------|
| Land:              | 94,200     | 94,200                       |                                                                      |         |
| Improvements       | 814,500    | 944,100                      |                                                                      |         |
| Total:             | 908,700    | 1,038,300                    | 951,900                                                              | 995,100 |
| Preferential Land: | 0          | 0                            |                                                                      |         |

**Transfer Information**

|                             |                      |                  |
|-----------------------------|----------------------|------------------|
| Seller: DOTT JACKSON Y      | Date: 10/16/2008     | Price: \$525,000 |
| Type: ARMS LENGTH IMPROVED  | Deed1: /27395/ 00112 | Deed2:           |
| Seller: DOTT JACKSON Y      | Date: 03/31/2008     | Price: \$0       |
| Type: NON-ARMS LENGTH OTHER | Deed1: /26829/ 00578 | Deed2:           |
| Seller: DOTT ESTHER J       | Date: 11/29/1990     | Price: \$0       |
| Type: NON-ARMS LENGTH OTHER | Deed1: /08659/ 00764 | Deed2:           |

**Exemption Information**

| Partial Exempt Assessments: Class | 07/01/2023 | 07/01/2024 |
|-----------------------------------|------------|------------|
| County:                           | 700        | 951,900.00 |
| State:                            | 700        | 995,100.00 |
| Municipal:                        | 700        | 0.00 0.00  |

Special Tax Recapture: None

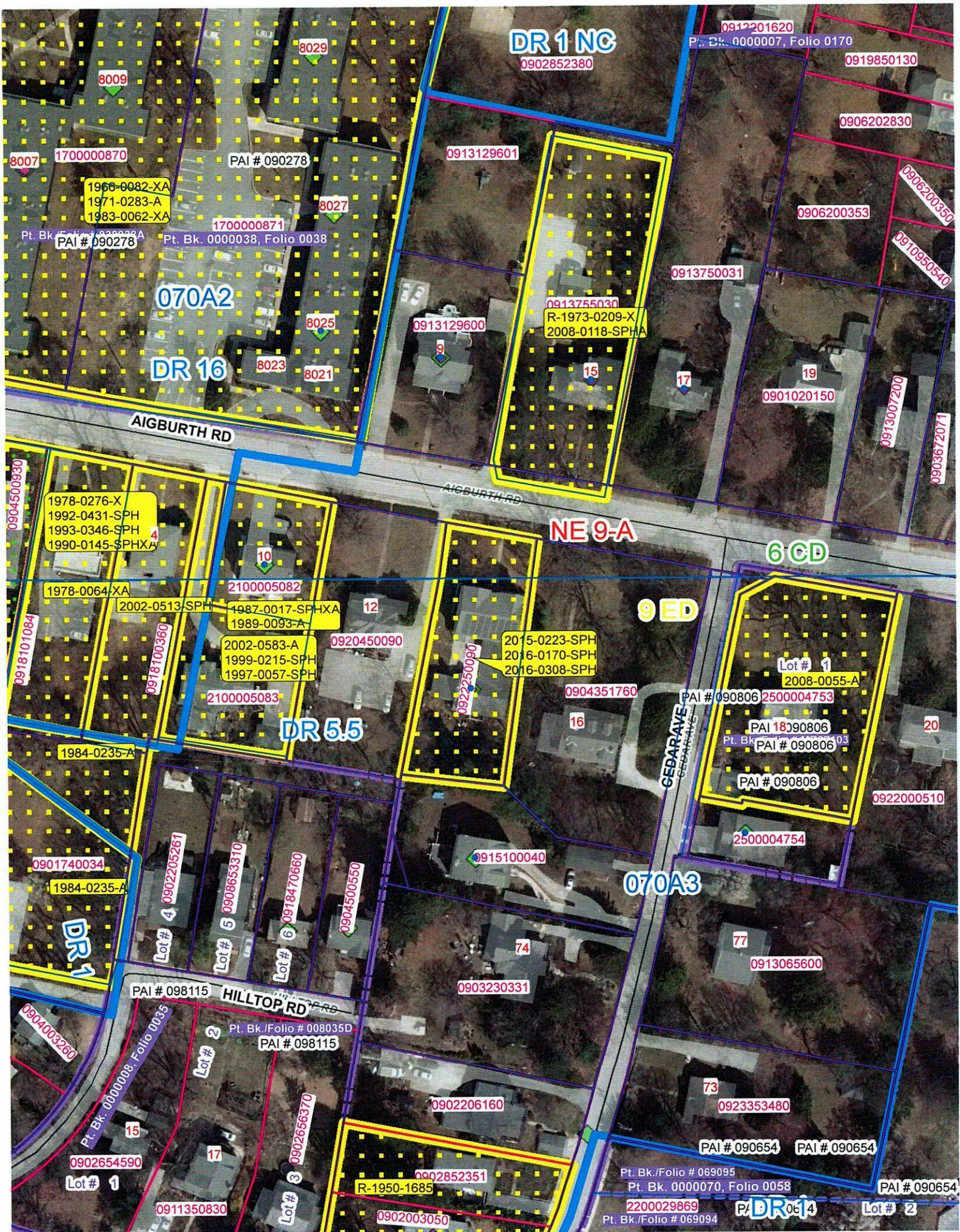
**Homestead Application Information**

Homestead Application Status: No Application

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: No Application Date:

2024-0112-SPHA





**Permits, Approvals and  
Inspections**

111 W CHESAPEAKE AVE  
TOWSON, MD 21204  
4108873353  
WWW.BALTIMORECOUNTYMD.GO  
V

Cashier: Tyler C.

Transaction **102232**

|                  |                   |
|------------------|-------------------|
| <b>Total</b>     | <b>\$1,200.00</b> |
| CREDIT CARD SALE | \$1,200.00        |
| VISA 8825        |                   |

Retain this copy for statement  
validation

Station: Permit Processing - Mini

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VISA CARDHOLDER

Reference ID: 409500558766

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2024-0112-SPHA

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE MEMORANDUM

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

**DATE:** 5/13/2024

**FROM:** Steve Lafferty  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 2024-0112-SPHA

**INFORMATION:**

**Property Address:** 14 Aigburth Road  
**Petitioner:** Friends of Lubavitch, Inc.  
**Zoning:** DR 5.5  
**Requested Action:** Special Hearing, Special Exception, Variance

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

*Special Hearing -*

1. To approve a Jewish Student Center/Jewish Learning Center in the style of a “Chabad House” with an accessory parsonage use for resident Rabbi and Family, as a use permitted by right under Baltimore County Zoning Regulations (BCZR) Section 1B01.1.A.3 (“Churches, other buildings for religious worship or other religious institutions”);
2. To approve the site plan for the proposed use in accordance with BCZR Section 1B01.1.B.1.g(6) and/or Section 1B01.1.B.1.g(10), including a finding that the restrictions of BCZR Section 1B01.1.B.1.e(1) through (5) do not apply;
3. To approve a modified parking plan pursuant to BCZR Section 409.12.B to allow two parking spaces to serve the proposed use in lieu of the 23 spaces required, or in lieu of such other number of parking spaces as may be required for the proposed use under BCZR Section 409.6; and
4. Any such further and other relief as the nature of this case may require.

*Special Exception -*

1. If the Administrative Law Judge determines that the proposed use should not be approved by right pursuant to Special Hearing Request # 1, then a Special Exception for a Jewish Student Center/Jewish Learning Center in the style of a “Chabad House” with an accessory parsonage use for resident Rabbi and Family, pursuant to BCZR Section 1B01.1.C.4 (“Civic, social, recreational or educational spaces”).

*Variance –*

1. From BCZR Section 1B01.2.C.1.a for existing interior side yard setbacks in one instance of 8 feet and in one instance of 13 feet in lieu of the 20 feet required (no new building is proposed); and
2. From BCZR Section 301.1 for an existing carport with a side yard setback of 7 feet in lieu of the 15 feet required (no new building is proposed).

The subject site is an approximately 17,004 square foot parcel in the Towson area. It is located along Aigburth Road, which is located off of York Road across from the Towson University campus. The site is improved with a three-story brick and stone building, which was constructed in 1952 and is not homeowner occupied, per the State Department of Assessments and Taxation website.

Uses surrounding the subject site are primarily residential and include single family detached residential dwellings and an apartment complex. Additional uses near the subject site also include an Assisted Living Facility, a church, Towson High School, and Towson University.

The site has been the subject of three past Zoning Cases – Case 2015-0223-SPH, Case 2016-0170-SPH, and Case 2016-0308-SPH – which are briefly summarized below:

- Case 2015-0223-SPH was filed on April 14<sup>th</sup>, 2014 and involved a request for a Special Hearing pursuant to Section 500.7 of the BCZR to confirm continued use of the subject property as a residential parsonage with an accessory use for religious worship and religious education. The Administrative Law Judge found that the structure at 14 Aigburth Road did not qualify, as a parsonage is an adjunct or accessory structure near or on the same grounds as a church, synagogue or other house of worship, and there was no synagogue to which the parsonage would be appurtenant. As such, the Special Hearing was denied. Following the Opinion and Order, the attorney for the Petitioner requested a clarification as to what the property was (i.e. a residence, not a House of Worship/Religious Institution or a Community Building). The Administrative Law Judge treated the request as a Motion for Consideration. The Motion for Consideration was denied, with the Opinion and Order stating that the request was beyond the scope of the zoning request filed with the County.
- Case 2016-0170-SPH was filed on January 20<sup>th</sup>, 2016 and involved a request for a Special Hearing pursuant to Sections 500.7 and 1B01.1.A.1.a of the BCZR to approve the construction of an addition to an existing single family residential dwelling to be used as additional living space for the family who resides therein. The Department of Planning's comments on the Petition included: comments on why the Special Hearing was needed if the request was truly a residential addition to a residential dwelling in a residential zone; comments that a February 5<sup>th</sup>, 2016 site visit confirmed the existence of a sign in front of the property clearly indication that the property is a Chabad House; and comments that use of the property as a civic, social, or commercial space would be contrary to the Towson Community Plan and Master Plan 2020. The Special Hearing in Case 2016-0170-SPH was granted. On June 22<sup>nd</sup>, 2016, members of the Towson community filed an appeal to the Baltimore County Board of Appeals. Because of the similarities in Case 2016-0170-SPH and 2016-0308-SPH, discussed below, a motion was made to consolidate the two cases into one Board of Appeals Hearing.
- Case 2016-0308-SPH was filed on June 3<sup>rd</sup>, 2016 and involved a request for a Special Hearing to determine what the use of the property was under the BCZR and to determine whether the current use of the property constituted a violation of or noncompliance with the BCZR. The Case was filed by neighbors at 16, 18, 18 ½, 20, 21, and 23 Aigburth Road; 74, 76, and 81 Cedar Avenue; and 8 and 9 Maryland Avenue. On July 25<sup>th</sup>, 2016, the case was dismissed with prejudice by the Administrative Law Judge. On August 8<sup>th</sup>, 2016 the Petitioner's filed an appeal to the Baltimore County Board of Appeals. The September 5<sup>th</sup>, 2017 Opinion by Board of Appeals stated that there was credible evidence that established the subject site had been used and was intended to be used in the future as both a dwelling and a community center by the Petitioner and resident Rabbi, and that the use of the site as a community center would require a Special Exception and compliance with the Residential Transition Area (RTA) requirements. The Order states that Board of Appeals grants the Protestant's Petition in the form of a declaratory judgement, further stating "a request for a Special Hearing is, in effect, a request for a declaratory judgement".

From January 2015 until January 2023, the site was the subject of 21 Code Enforcement complaints. Complaints ranged in topic from operating a community center/church without proper approval, trash/debris outside, tall grass, and untagged vehicles. As of the date of these comments, all of the Code Enforcements complaints are marked as Duplicate Review, No Violation, In Compliance, or Closed on Baltimore County's Citizen Access database; no Cases are currently active or on a Monitor status with Code Enforcement.

The subject site is within the boundary of the Southeast Towson Community Plan, adopted October 19<sup>th</sup>, 1998, and the Towson Community Plan, adopted February 3<sup>rd</sup>, 1992. The Southeast Towson Community Plan calls out problems such as repeat Code Enforcement violations, traffic, and parking. The Towson Community Plan provides information on land uses, urban design, and community conservation, and provides implementation objectives on how to better the plan area. Map 1 of the Towson Community Plan maps the property as part of the Inner Neighborhood, which are "those residential areas closest to the commercial core and are most directly impacted by development and traffic pressures extending from the town center" (page 5, 68). The plan warns against Special Exceptions impacting these neighborhoods by bringing in more traffic and creating an ambience more suited to a business community than to a residential community (pages 69-70).

The Department of Planning met with the representative for the Petition via WebEx on May 9<sup>th</sup>, 2024. During the meeting, the representative provided the Department with the following information:

- The requests at hand are to legitimize the current use of the property as a Chabad House, which is a Jewish community learning center.
- A resident Rabbi, his wife, and their children live at the property/in the structure.
- No new construction or changes to the property are proposed at this time.
- On May 24<sup>th</sup>, 2022, the property owner entered into a Settlement Agreement and Release with Baltimore County that called for a Settlement Payment and release of all claims.
- During the week, the resident Rabbi hosts small services at the property. On Friday evenings, the resident Rabbi hosts Shabbat dinner at the property. This includes approximately 60 Towson University students coming over to the property. The majority of the students walk to the property for these events.
- The property owner of the subject site also owns the immediately adjoining property at 12 Aigburth Road. 12 Aigburth Road has nine parking spaces, so if students do drive, they can park in one of the two spaces at 14 Aigburth Road, or in one of the nine spaces at 12 Aigburth Road. There have been no issues with parking.
- There is a half wall in front of the subject site, a 6' tall solid wooden fence between 14 Aigburth Road and 16 Aigburth Road, a 6' tall solid wooden fence between 14 Aigburth Road and 76 Cedar Avenue (behind the subject site), and existing shrubs along the property line to screen the structure from the immediately adjoining neighbors to the greatest extent possible.

Following the meeting, the representative for the petition provided the Department with a copy of the Settlement Agreement and Release.

The Department of Planning has no objections to the requests for Variances for side yard setbacks for the existing dwelling and the existing carport. As stated in the Petition and as shown on the site plan, no new structures are proposed, and the requests are for existing conditions, which have been as such for years. Approval of the Variance will bring the setbacks into compliance.

The Department of Planning has no objections to the requested Special Hearing for a modified parking plan as the majority of the visitors to the subject site walk to attend events. Further, between the subject

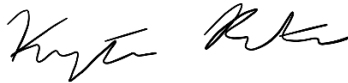
site and 12 Aigburth Road, which is also owned by the Petitioner/property owner, eleven parking spaces are provided.

The Department of Planning has no objections to the requested Special Hearing to approve the site plan for the proposed use in accordance with BCZR Section 1B01.1.B.1.g(6) and/or Section 1B01.1.B.1.g(10). The subject site is screened to the greatest extent possible with the wall, fence, and shrubbery.

The Department of Planning is accepting of the Administrative Law Judge's decision on the request for Special Hearing to approve a Jewish Student Center/Jewish Learning Center in the style of a "Chabad House" with an accessory parsonage use for resident Rabbi and Family, as a use permitted by right under Baltimore County Zoning Regulations (BCZR) Section 1B01.1.A.3 or, in the alternative, a Special Exception for a Jewish Student Center/Jewish Learning Center in the style of a "Chabad House" with an accessory parsonage use for resident Rabbi and Family, pursuant to BCZR Section 1B01.1.C.4. Should the Administrative Law Judge be accepting of the use of the property as a Jewish Student Center/Jewish Learning Center, the Department defers to the Administrative Law Judge on which course of action – the Special Hearing or Special Exception – is appropriate.

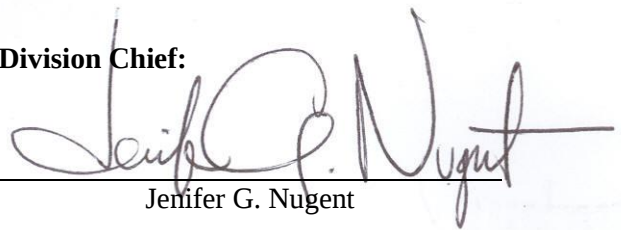
For further information concerning the matters stated herein, please contact Taylor Bensley at 410-887-3482.

**Prepared by:**



Krystle Patchak

**Division Chief:**



Jenifer G. Nugent

SL/JGN/KP

c: Dino C. La Fiandra, Esquire  
David Birkenthal, Community Planner  
Jeff Perlow, Zoning Review  
Kristen Lewis, Zoning Review  
Office of Administrative Hearings  
People's Counsel for Baltimore County

# CERTIFICATE OF POSTING

**2024-0112-SPHXA**

**RE: Case No.:** \_\_\_\_\_

**Petitioner/Developer:** \_\_\_\_\_

**Friends of Lubavitch, Inc.**

**June 25, 2024**

**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:** \_\_\_\_\_

**14 Aigburth Road**     ***SIGN 1A & 1B***

**June 3, 2024**

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

**Sincerely,**

**June 3, 2024**

(Signature of Sign Poster)

**(Date)**

**SSG Robert Black**

**(Print Name)**

**1508 Leslie Road**

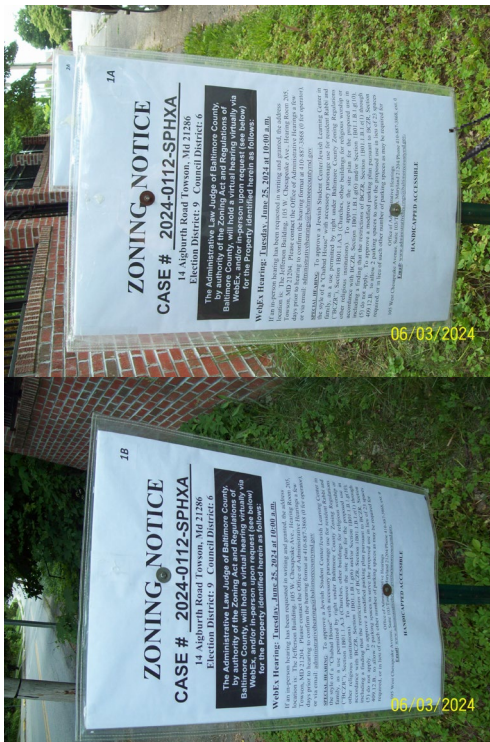
**(Address)**

**Dundalk, Maryland 21222**

**(City, State, Zip Code)**

**(410) 282-7940**

(Telephone Number)



**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Maureen E. Murphy; Chief Administrative Law Judge  
Office of Administrative Hearings

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

DATE: May 7, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0112-SPHXA  
Address: 14 AIGBURTH RD  
Legal Owner: Friends of Lubavitch, Inc.

Zoning Advisory Committee Meeting of May 7, 2024.

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

Additional Comments:

Reviewer: Earl D. Wrenn

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Peter Gutwald, Director  
Department of Permits, Approvals

**DATE:** May 2, 2024

**FROM:** Vishnu Desai, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
Case 2024-0112-SPHXA

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

**DPR:** No comment.

**DPW-T:** A) The site provides parking via curb cut onto the grassy area on the property. The on-street frontage has parking restrictions. The other side of the street across the site frontage has timed parking restrictions. In consideration to the required parking quota and the available parking in the vicinity, DPWT is not in favor for granting a variance or waiver for on-site parking reductions.

**Landscaping:** No comment.

**Recreations & Parks:** No Greenways affected.

GENERAL NOTES:

1. OWNER: FRIENDS OF LUBAVITCH INC.  
C/O RABBI MENACHEM RIVKIN, AGENT  
14 AIGBURTH ROAD  
TOWSON, MD. 21286  
PHONE 646-295-3010
2. BUILDING AREA:  
4058 SQ. FT.
3. UTILITIES  
PUBLIC SEWER  
PUBLIC WATER  
PUBLIC STORM DRAIN
4. THE SITE LIES WITHIN ZONE "X" AS SHOWN  
ON F.I.R.M. 2400100285G DATED NOVEMBER 2, 2023.
5. EX. BUILDING = 35'+- HIGH
6. DEED REF: SM 27395 / 112
7. TAX ACCOUNT: 0922250090
8. COUNCILMANIC DISTRICT: 6TH
9. CENSUS TRACT: 490800
10. WATERSHED: BACK RIVER
11. ZONING: DR 5.5 MAP 070A3  
(PER BALTO. CO. "MY NEIGHBORHOOD" WEBSITE)
12. TAX MAP: #0070, PARCEL 0431
13. KNOWN PERMITS ON FILE: B910793, B929817

14. NO KNOWN PREVIOUS DRC MEETINGS
15. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY  
CRITICAL AREA.
16. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR  
IS THE SITE ITSELF HISTORIC.

17. SITE AREA: 17,122 Sq. Ft. 0.393 Ac+-

18. TOPOGRAPHY SHOWN HEREON PER  
BALTO. CO. "MY NEIGHBORHOOD" WEBSITE

19. PREVIOUS ZONING CASES ON FILE

2015-0223-SPH SPECIAL HEARING TO APPROVE A PARSONAGE.  
DENIED BY ALJ ON JUNE 25, 2015 NO APPEAL FILED.

2016-0170-SPH SPECIAL HEARING TO APPROVE A RESIDENTIAL ADDITION.  
PETITION DISMISSED BEFORE BOARD OF APPEALS  
ON JANUARY 17, 2017.

2016-0308-SPH SPECIAL HEARING TO DECLARE THE (THEN) CURRENT USE  
OF THE PROPERTY AND CORRELATE THE PROPERTY TO THE  
DATED SEPTEMBER 5, 2017. THE BOARD DETERMINED THAT  
THE (THEN) CURRENT USE OF THE PROPERTY WAS A  
RESIDENCE AND A COMMUNITY CENTER.

18. EXISTING USE: JEWISH STUDENT CENTER / JEWISH LEARNING CENTER IN  
THE STYLE OF A CHABAD HOUSE WITH ACCESSORY PARSONAGE  
USE FOR RESIDENT RABBI AND FAMILY.  
PROPOSED USE: JEWISH STUDENT CENTER / JEWISH LEARNING CENTER IN  
THE STYLE OF A CHABAD HOUSE WITH ACCESSORY PARSONAGE  
USE FOR RESIDENT RABBI AND FAMILY.

19. THE MAXIMUM HEIGHT OF ANY OUTDOOR LIGHTING FIXTURES WILL NOT EXCEED 18 FEET. THE  
FIXTURES WILL BE DESIGNED AND PLACED SO AS TO PREVENT THE SPILLAGE OF LIGHT INTO  
ANY ADJOINING DWELLING OR LOT.

PARKING TABLE

90 SEATS X 1 SPACE = 23 SPACES REQUIRED  
4 SEATS

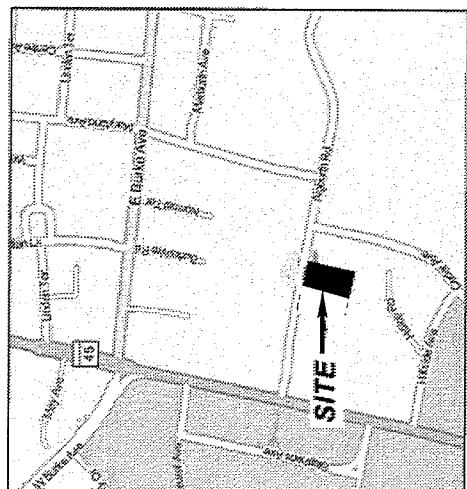
PARKING PROVIDED = 2

J.S. DALLAS, INC.  
SURVEYING & ENGINEERING

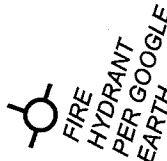
P.O. BOX 26

BALDWIN, MD. 21013

(410) 817-4600



VICINITY MAP  
NOT TO SCALE



| Setback for Non-Residential Principal Building in DR 5.5 Zone (BCZR §1801.2.C.1.a) |          |          |                    |
|------------------------------------------------------------------------------------|----------|----------|--------------------|
| Setback                                                                            | Required | Provided |                    |
| Front                                                                              | 40'      | 53'      |                    |
| Side (interior)                                                                    | 20'      | 8'       | Variance requested |
| Side (interior)                                                                    | 20'      | 13'      | Variance requested |
| Rear                                                                               | 30'      | 62'      |                    |

PLAN TO ACCOMPANY PETITION  
FOR ZONING HEARING  
14 AIGBURTH ROAD

DEED REFERENCE  
SM 27395-112

MAP 0070 PARCEL 431

9TH ELECTION DISTRICT  
6TH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MD.

| FILE NAME   |          |          |     |
|-------------|----------|----------|-----|
| 15-1522.TRV | DATE     | DRAWN BY |     |
| SCALE       | 4-3-2024 | R.N.G.   |     |
| 20 F/in     | REVISION | SHEET    |     |
| JOB         | 1/1      |          |     |
| AIGBURTH RD |          |          | 1/1 |



04-03-2024

DATE:

2024-0112-SPH