



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

November 14, 2024

Adam Rosenblatt, Esquire – amrosenblatt@venable.com
Venable, LLP
210 W. Chesapeake Avenue, Suite 500
Towson, MD 21204

RE: Petition for Special Hearing
Case No. 2024-0214-SPH
Property: 35, 37, 39 Rosewood Lane

Dear Mr. Rosenblatt:

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, appearing to be "DJB", written over a circular line.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm
Enclosure
c: -See next page-

Page Two

Case No: 2024-0214-SPH

c: Hillel Tendler ht@nqgrg.com
Charles Segerman csegerman@cmrengineers.com
Devin Leary devin@humanandrohde.com
Gil Horwitz gil@sageventures.com
Hillel Tendler ht@nqgrg.com
Renee Hamidi renee@thevpc.org
Rschochet rschochet@torahinstitute.org

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
(35, 37, 39 Rosewood Lane)		
4 th Election District	*	OFFICE OF
2 nd Council District		
Torah Institute of Baltimore, Inc.	*	ADMINISTRATIVE HEARINGS
<i>Legal Owner</i>		
	*	FOR BALTIMORE COUNTY
Petitioner		
	*	Case No. 2024-0214-SPH

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for consideration of a Petition for Special Hearing filed on behalf of Torah Institute of Baltimore, Inc. (“Petitioner”), owner of the property located at 35, 37 & 39 Rosewood Lane, Owings Mills, Baltimore County, Maryland (the “Property”). The Petition for Special Hearing was filed pursuant to Baltimore County Zoning Regulation (“BCZR”) Section 500.7, pursuant to Condition No. 2 in Case No. 2005-0628-SPH, for proposed development on the land previously conveyed via lot line adjustment (the construction of a three-story addition to an existing school building as well as a gymnasium and accompanying parking area for the existing school campus).

A public hearing was conducted on November 13, 2024 using the virtual hearing platform WebEx in lieu of an in-person hearing. The Petition was properly advertised and posted. Gil Horwitz and Rabbi Schochet appeared on behalf of Petitioner, the Torah Institute of Baltimore, Inc. Petitioner was represented by Adam M. Rosenblatt, Esq. and Venable, LLP. Also appearing in support of the Petitioner were Charles Segerman of Colbert Matz Rosenfelt, LLC, the civil engineer that prepared, signed and sealed the Site Plan, and Devin Leary of Human & Rohde, Inc., the landscape architect who prepared the Landscape Plan. Renée Hamidi of the Valleys Planning Council also attended to observe the proceedings. No Protestants or interested citizens

appeared as parties to the case.

Petitioner submitted the following exhibits which were received and admitted into evidence: (1) Site Plan; (2) School pamphlet; (3) Charles Segerman CV; (4) Aerial photograph; (5) Site Photographs; (6) Case No. 05-628-SPH (Opinion & Order); (7) Devin Leary CV; and (8) Landscape Plan. The following Zoning Advisory Committee (ZAC) comments were received from county agencies: (1) Department of Planning (“DOP”); (2) Department of Environmental Protection & Sustainability (“DEPS”); and (3) Development Plans Review (“DPR”)/DPW-T/Rec & Parks. Comments were also received from the State Highway Administration (“SHA”). County Exhibit 4. County agencies and SHA comments do not indicate objection to the Petition.

Findings of Fact

The Property is approximately 9.61-acres in land area and is zoned DR 3.5. *See* Petitioner’s Exhibit 1. The Property is owned and operated by the Torah Institute of Baltimore, Inc., which operates the Torah Institute of Baltimore on the premises, a Jewish day school for more than 800 students. *See* Petitioner’s Exhibit 2. The Property is surrounded by residential uses to the south, southwest, and southeast, with institutional uses to the north and northeast. *See* Petitioner’s Exhibit 4. The Property is the subject of a prior zoning case, Case No: 2005-0628-SPH, in which land was conveyed from an adjacent parcel by lot line adjustment with density remaining with the original parcel. *See* Petitioner’s Exhibit 6. That request was approved with a series of conditions requiring the owner of record of the subject property to return for Special Hearing in the event of future school development. *See Id.* at p. 5, Condition #2. Petitioner now proposes development on the subject property prompting this Petition.

The proposed development includes a three-story addition to the main school, as well as construction of a gymnasium and surface parking lot with associated landscaping and related

improvements. *See* Petitioner's Exhibits 1, 4, 5, & 8. The proposed development does not require variances, modifications to the underlying use, or any other further BCZR relief.

Mr. Rosenblatt proceeded by way of proffer and explained that the Torah Institute had reached classroom and facilities capacity and Rabbi Schochet would testify that this proposal would provide additional classroom, learning, religious, and recreational space for up to 1200 students. Mr. Rosenblatt further indicated that Mr. Segerman would testify that bulk regulations, setbacks, and vehicular parking requirements under BCZR are satisfied by this proposal and no variances or further zoning relief are required.

Review of the prior zoning decision had indicated community concerns regarding vehicular access to St. Thomas Lane to the east of the Property, as well as concerns regarding forest conservation on site. Mr. Rosenblatt confirmed that no vehicular access to St. Thomas Lane exists today nor is proposed as a part of this Petition, and that Petitioner will satisfy forest conservation requirements through DEPS during the development process prior to final permit. Petitioner's landscape architect, Mr. Leary, testified regarding existing and proposed forest conservation on site and well as stormwater management.

Conclusions of Law

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). And, "the administrative practice in Baltimore County has been to determine whether the proposed Special Hearing 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).

I find that Petitioner has satisfied conditions 1 & 2 provided in Case No: 2005-0628-SPH¹, by ensuring that vehicle access is not being proposed to St. Thomas Lane and providing public notice of the proposed development. Upon review of the exhibits submitted in support of the Petition as well as the testimony offered at the hearing, and with no evidence or testimony to the contrary, I find that the proposed development satisfies BCZR, §500.7 in that the proposed development as outlined in the Site Plan, Landscape Plan, and described at the hearing would be compatible with the community and generally consistent with the spirit and intent of BCZR.

THEREFORE, IT IS ORDERED this 14th day of **November, 2024**, by this Administrative Law Judge, that the Petition for Special Hearing per BCZR §500.7, pursuant to Condition No. 2 in Case No. 2005-0628-SPH, for the construction of a three-story addition to the existing school building as well as a gymnasium and accompanying parking area to the existing school campus be and is hereby, **GRANTED**; and

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at 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, Petitioner would be required to return the subject property to its original condition;

¹ Condition No. 1: "There shall be no access to St. Thomas Lane for any of the Petitioners resulting from the transfer of the subject parcel beyond that which they presently enjoy;" 2005-0628-SPH, p. 5.
Condition No. 2: "Should the Torah Institute of Baltimore determine to utilize the subject parcel, a special hearing would be required for such use." 2005-0628-SPH, p. 5.

2. Petitioner must comply with the ZAC comment from DEPS, a copy of which is attached and made a part herein; and
3. Building architecture, lighting, landscaping, and signage must be reviewed and approved in the development review process prior to the issuance of any final permits.

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

A handwritten signature in black ink, appearing to read 'DJB', with a stylized flourish extending from the end.

DEREK J. BAUMGARDNER
Administrative Law Judge
for Baltimore County

DJB:dlm

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: October 2, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0214-SPH
Address: 35-37-39 ROSEWOOD LANE
Legal Owner: Torah Institute of Baltimore, Inc.

Zoning Advisory Committee Meeting of October 1, 2024.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A Forest Stand Delineation, Preliminary Forest Conservation Plan, and Forest Conservation Variance are currently being reviewed by Environmental Impact Review.

Reviewer: Marie Brady, Environmental Impact Review



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 35, 37, 39 Rosewood Lane

which is presently zoned DR 3.5

Deed References: 19636/433; 12398/379; 12695/448; 14102/341 10 Digit Tax Account # 2300010725, 0403023475, 2300010726

Property Owner(s) Printed Name(s) Torah Institute of Baltimore, 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. **X** a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether
SEE ATTACHED

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

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

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)

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:

Adam M. Rosenblatt

Name- Type or Print

Signature

210 W. Penn. Ave, Suite 500 Towson MD
Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

SEE ATTACHED

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Adam M. Rosenblatt

Name- Type or Print

Signature

210 W. Penn. Ave, Suite 500 Towson MD
Mailing Address City State

21204 / 410-494-6271 / amrosenblatt@venable.
Zip Code Telephone # Email Address

CASE NUMBER 2024-0214-SPH Filing Date 9/20/2024 Do Not Schedule Dates: _____

Reviewer [Signature]

**RELIEF ATTACHMENT TO
PETITION FOR SPECIAL HEARING**

1. Pursuant to condition no. 2 in Case No. 05-628-SPH, to utilize the property for an addition to the existing school, gymnasium, and accompanying parking area.
2. Public hearing to approve a 3-story addition and gymnasium for use by the existing school.

**ATTACHMENT TO
PETITION FOR SPECIAL HEARING**

Property Owner:

Torah Institute of Baltimore, Inc.
35 Rosewood Lane
Owings Mills, MD 21117

By: 
Hillel Tendler

Title: President

Phone No.: (410) 654-3500

Email: ht@nqgrg.com



CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
SURVEYORS • PLANNERS

Zoning Property Description for
TORAH INSTITUTE OF BALTIMORE
35 ROSEWOOD LANE
OWINGS MILLS, BALTIMORE COUNTY MD 21117

Beginning at a point on the southeast side of Rosewood Lane which is an ultimate 80 foot right of way width wide, at the distance of 265 feet northeast of the centerline of the nearest improved intersecting street, Beaverhead Court, which is a variable width right of way wide; with said property being a combination of Lot # 2 in the subdivision of "Torah Institute of Baltimore, Inc." as recorded in Plat Book # SM 73 Folio # 31 containing 418,882 square feet or 9.6162 Acres in lot, and Lot # 3 in the subdivision of "Torah Institute of Baltimore, Inc." as recorded in Plat Book # SM 73 Folio # 31 containing 12,538 square feet or 0.2878 Acres in lot, and a lot recorded in Deed Liber SM 19636, Folio 433, containing 38,192 square feet or 0.8768 Acres in lot, and also a lot recorded in Deed Liber SM 23562, Folio 568, containing 70,634 square feet or 1.6215 Acres in lot, all located in the 4th Election District and 2nd Council District; as now surveyed, with bearings and distances referred to the Maryland State Coordinate System (NAD 83/2011),

- 1) North 41° 26' 03" East, 191.29 feet;
- 2) South 45° 44' 57" East, 107.59 feet;
- 3) South 48° 34' 37" East 311.77 feet,
- 4) South 18° 41' 06" East, 111.97 feet,
- 5) South 76° 07' 45" East, 671.78 feet,
- 6) South 21° 09' 46" West, 114.54 feet,
- 7) South 40° 30' 45" East, 291.12 feet;
- 8) North 49° 29' 15" East, 20.00 feet;
- 9) South 40° 30' 45" East 138.65 feet,

2824-0214-SPH



CIVIL ENGINEERS

LANDSCAPE ARCHITECTS
SURVEYORS • PLANNERS

- 10) By a nontangential curve to the right with a radius of 1380.00 feet for a length of 83.23 feet, subtended by a chord bearing of South 37° 22' 24" West for 83.22 feet,
- 11) By a compound curve to the right with a radius of 670.00 feet for a length of 171.54 feet, subtended by a chord bearing of South 46° 29' 20" West for 171.08 feet, to a nontangential line
- 12) North 49° 26' 22" West, 289.99 feet,
- 13) South 50° 16' 34" West, 225.09 feet,
- 14) North 48° 32' 47" West, 730.02 feet;
- 15) North 41° 28' 20" East, 186.73 feet; and
- 16) North 48° 33' 57" West, 516.22 feet, to the place of beginning.

CONTAINING 540,259 square feet or 12.4026 acres in lot, more or less.

Located in the 4th Election District and 2nd Council District

Certification:

This description was prepared by me, employed by CMR, or under my responsible charge over its preparation and the surveying work reflected in it, in compliance with COMAR Regulation 09.13.06.08

Maryland License No. 484 – Expiration/Renewal date: January 15, 2025





CIVIL ENGINEERS

**LANDSCAPE ARCHITECTS
SURVEYORS • PLANNERS**

**400 Red Brook Blvd Suite 110, Owings Mills, MD 21117
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/22/2024

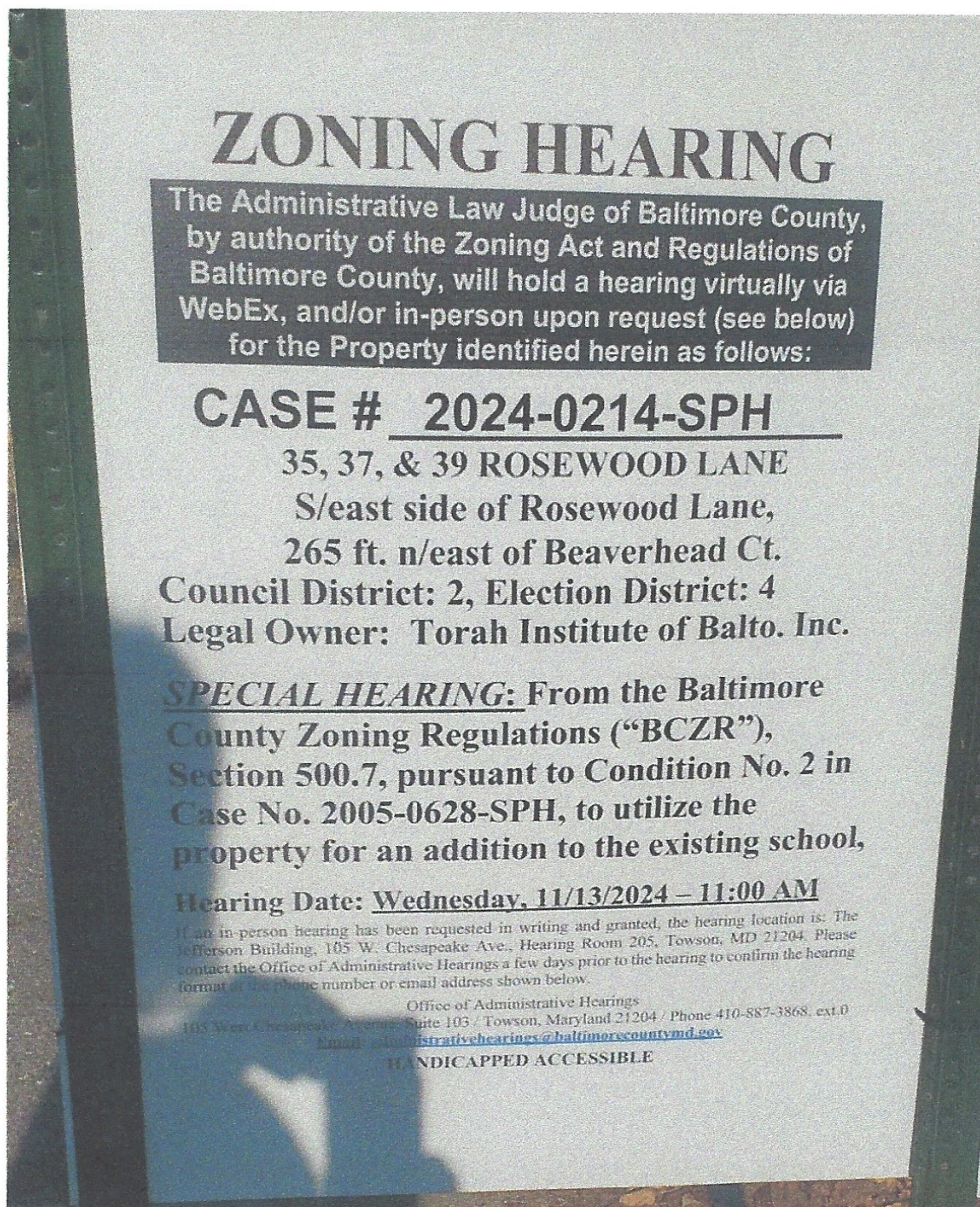
Case Number: 2024-0214-SPH

Petitioner / Developer: COLBERT, MATZ & ROSENFELT, LLC ~
RABBI SCHOCHET of TORAH INSTITUTE OF BALTIMORE, INC.

Date of Hearing: NOVEMBER 13, 2024

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
35, 37, 39 ROSEWOOD LANE

The sign(s) were posted on: OCTOBER 22, 2024



SIGN #1

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

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

No. 234638

Date: 9/20/24

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
601	866	0600		6150					\$ 505

Total: \$ 505

Rec
From:

Torah Institute of Balto

For:

Special Hearing

35, 37, 39 Rosewood Lane

2024-0214-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

mtk

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: 2024-0214-SPH
Property Address: 35, 37, 39 Roswood Lane
Legal Owners (Petitioners): Torch Institute of Baltimore, Inc.
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Company/Firm (if applicable): Adam M. Rosenblatt
Address: 210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204
Telephone Number: 410-494-6271

*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.

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 04 Account Number - 2300010725

Owner Information

Owner Name: TORAH INSTITUTE OF BALTIMORE INC Use: EXEMPT COMMERCIAL
Principal Residence: NO

Mailing Address: 35 ROSEWOOD LANE Deed Reference:
OWINGS MILLS MD 21117

Location & Structure Information

Premises Address: 35 ROSEWOOD LN Legal Description: 9.6162 AC
0-0000 35 ROSEWOOD LN SSR
TORAH INSTITUTE OF BALTO

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0058 0023 0378 10000.04 0000 2 2025 Plat Ref: 0073/ 0031

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2000	98,116 SF		9.6100 AC	01

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
	ELEMENTARY SCHOOL/	C3			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2022	07/01/2024	07/01/2025
Land:	754,900	754,900		
Improvements	11,975,200	11,975,200		
Total:	12,730,100	12,730,100	12,730,100	
Preferential Land:	0			

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	800	12,730,100.00	
State:	800	12,730,100.00	
Municipal:	800	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:

2024-0214-SP14

September 26, 2024

Ms. Kristen Lewis
Development/Management/Permits
Inspections & Approvals
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Dear Ms. Lewis:

Thank you for the opportunity to review the Special Hearing Petition for Torah Institute of Baltimore Inc. located at 35 Rosewood Lane in Baltimore County. The State Highway Administration (SHA) has reviewed the plan for the project listed below and is pleased to respond:

Torah Institute of Baltimore Inc.
Case Number 2024-0214-SPH
35 Rosewood Lane
Baltimore County

The SHA has no objections to the Special Hearing Petition approval; however SHA request a Traffic Impact Study to be submitted for our review so it can be determent what potential impacts the proposed traffic created by this development may have on the SHA road system.

If there are any questions, please contact Mr. Steven Autry at 410-229-2424, or toll free (in Maryland only) at 1-800-735-2258 (x2424), or via email at teller@mdot.maryland.gov

Sincerely,
Teresa Eller, for

Ms. Claudine Myers
Acting Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
Baltimore and Harford Counties

cc: CMR Civil Engineers, 400 Red Brook Blvd., Suite 110/ Owing Mills, Maryland 21117
Mr. Adam Rosenblatt, 210 W. Penn Ave., Suite 500, Towson, Maryland 21204

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: October 2, 2024

SUBJECT: DEPS Comment for Zoning Item # 2024-0214-SPH
Address: 35-37-39 ROSEWOOD LANE
Legal Owner: Torah Institute of Baltimore, Inc.

Zoning Advisory Committee Meeting of October 1, 2024.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A Forest Stand Delineation, Preliminary Forest Conservation Plan, and Forest Conservation Variance are currently being reviewed by Environmental Impact Review.

Reviewer: Marie Brady, Environmental Impact Review

Baltimore COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Peter Gutwald, Director
Department of Permits, Approvals

DATE: September 24, 2024

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Case 2024-0214-SPH

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

DPR: No comment.

DPW-T: No exception taken.

Landscaping: If Special Hearing is successful a Landscape Plan is required per the Baltimore County Landscape Manual and a Lighting Plan is also required.

Recreations & Parks: No comment LOS & No Greenways affected.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 10/4/2024

FROM: Steve Lafferty
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS-Revised
Case Number: 2024-0214-SPH

INFORMATION:

Property Address: 35, 37, 39 Rosewood Lane
Petitioner: Torah Institute of Baltimore, Inc.; Hillel Tendler
Zoning: DR 3.5
Requested Action: Special Hearing

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

Special Hearing -

1. Pursuant to condition no. 2 in Case No. 05-0628-SPH, to utilize the property for an addition to the existing school, gymnasium, and accompanying parking area.
2. Public hearing to approve a 3-story addition and gymnasium for use by the existing school.

The proposed site is a 9.61-acre property zoned DR 3.5, known as The Torah Institution of Baltimore. It is primarily surrounded by residential uses. The project has a previous Zoning Case (No. 2005-0628-SPH) to allow for a lot line adjustment, which was granted.

There was a previous petition (ZAC 2005-0628-SPH) request for the conveyance of 1.62 acres of land to be transferred to the Torah institute for future school expansion. They requested that the residential density remain with the existing parcel 379 notwithstanding Section 102.2 which states "No yard space or minimum area required for a building or use shall be considered as part of the yard space or minimum area for another building or use." It should also be noted that the remainder of the Marlin parcel is within the Greenspring Valley National Register District.

The existing land use is currently institutional. The applicants would like to use the property for a school gymnasium, and accompanying parking area. The requested relief as stated above, does not impose adverse visual impacts on adjacent properties or the public right of way and helps achieve a desirable site design. The proposed improvements provide adequate two-way vehicular movements for users and emergency apparatuses and is ADA accessible. The proposed architecture is appropriate and is compatible with the existing structure and its surroundings.

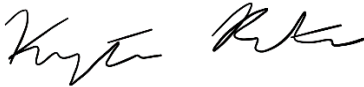
The Department has no objections in granting the relief conditioned upon the following:

- 1) Confirm and demonstrate to the satisfaction of the ALJ that conditions 1 thru 3 of the Department of Planning's report for ZAC 05-0628-SPH have been met.

- 2) Confirm with the Office of Zoning that parking requirements will be met with the increase of additional buildings.
- 3) Building architecture, retaining wall details, lighting and new proposed signage must be reviewed and approved prior to issuance of any permitting approvals.
- 4) Comply with any landscaping guidelines required by the Baltimore County Landscape Architect.
- 5) The plan conforms to all other bulk and setback regulations set forth in the Baltimore County Zoning Regulations for DR 3.5 zoned property and
- 6) The plan meets all additional conditions as required by the Administrative Law Judge.

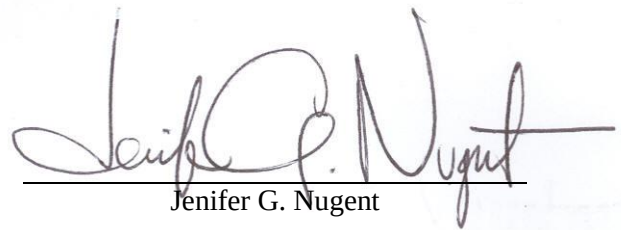
For further information concerning the matters stated herein, please contact Brett M. Williams at 410-887-3482.

Prepared by:



Krystle Patchak

Division Chief:

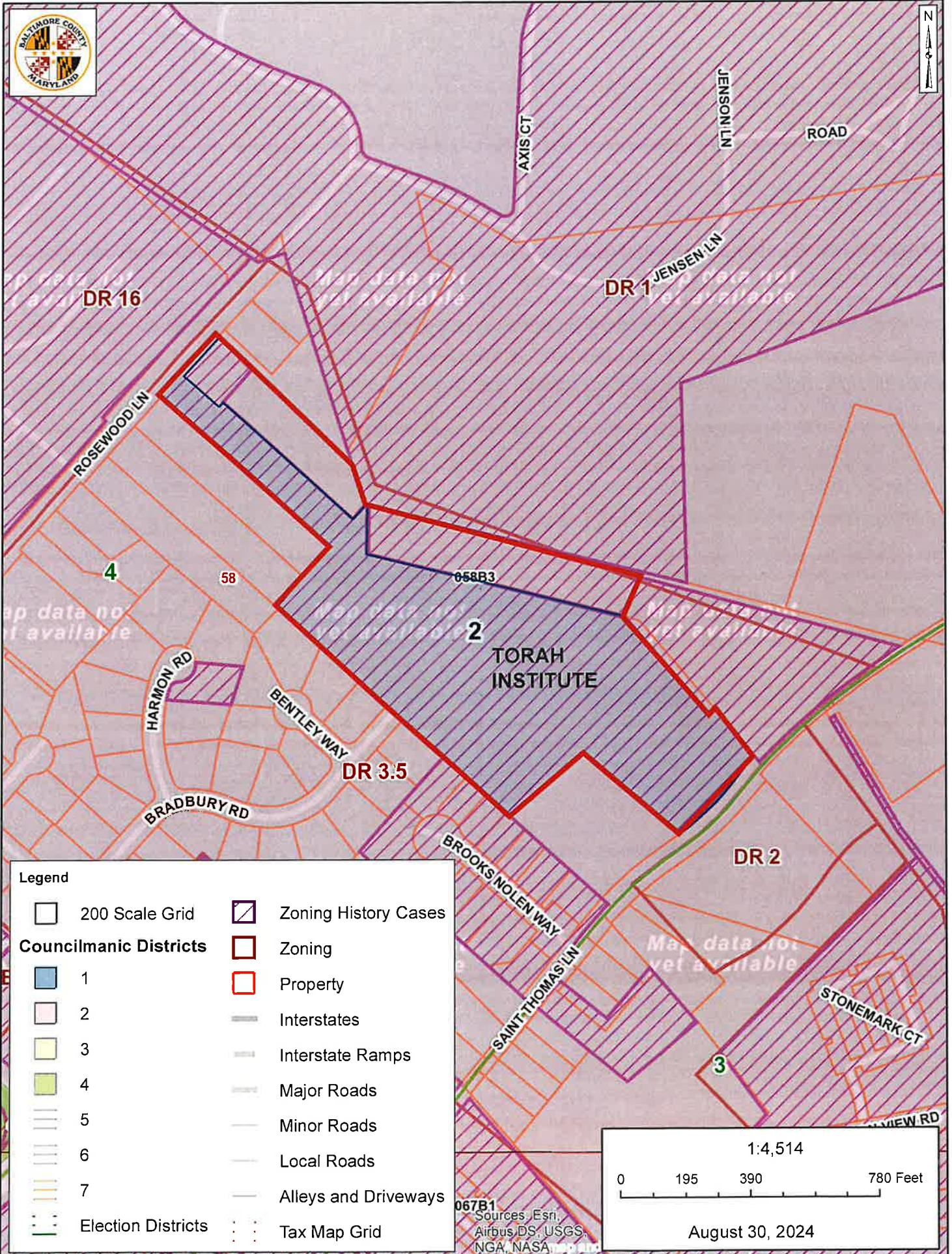


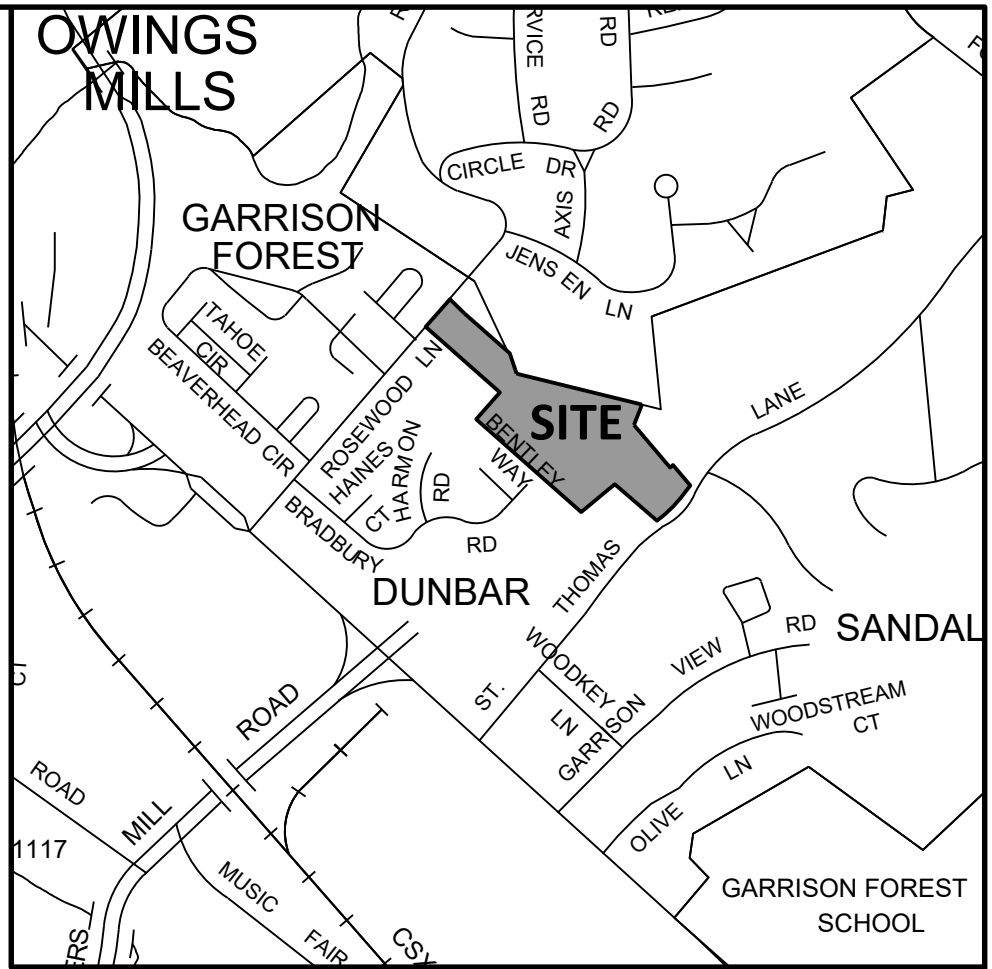
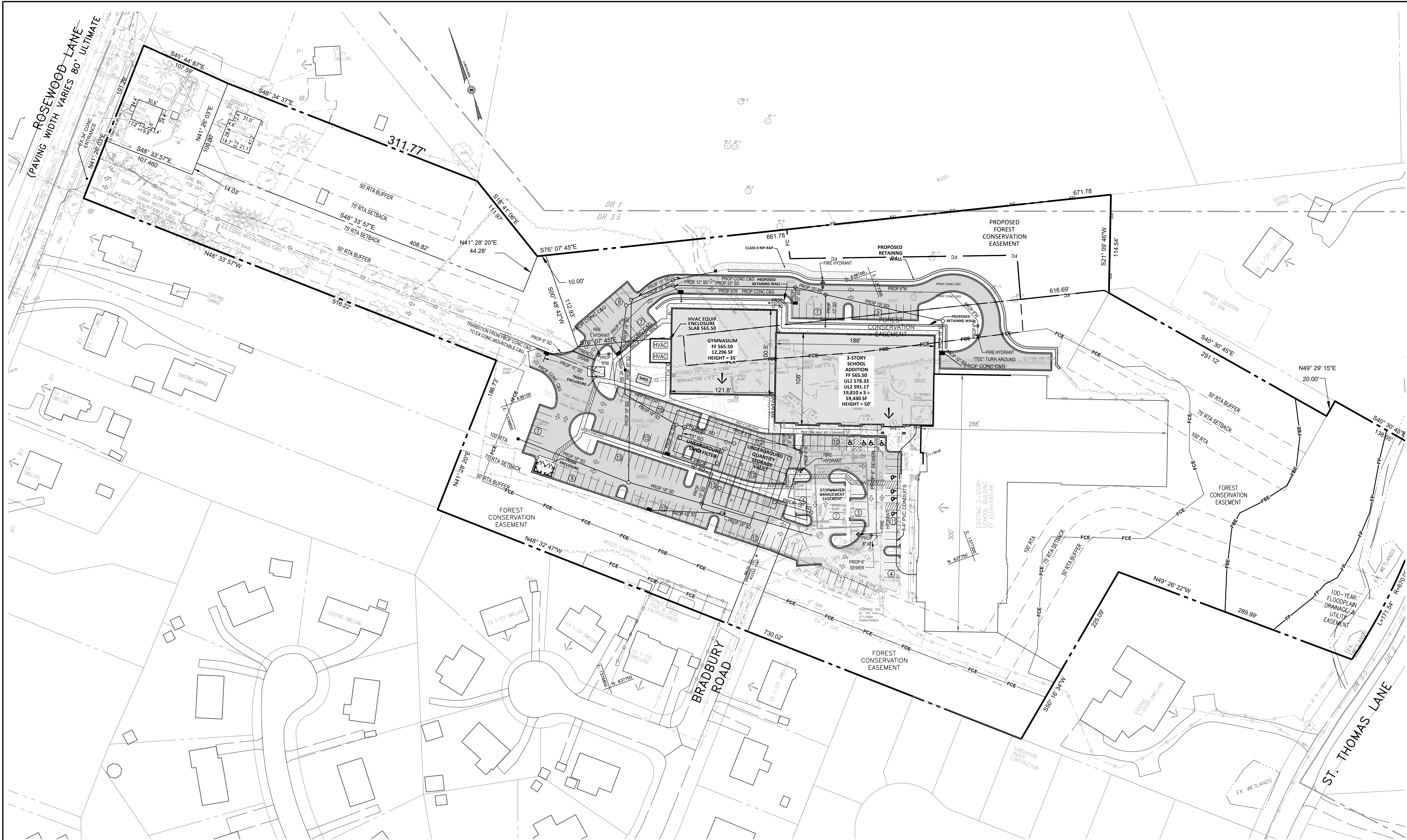
Jenifer G. Nugent

SL/JGN/KP

c: Adam M. Rosenblatt
Sydney Cooper, Community Planner
Jeff Perlow, Zoning Review
Kristen Lewis, Zoning Review
Office of Administrative Hearings
People's Counsel for Baltimore County

Baltimore County - My Neighborhood



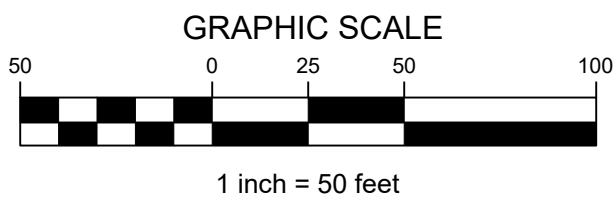


VICINITY MAP
SCALE: 1" = 1000'

SYMBOL LEGEND	
①	STORM DRAIN MANHOLE
②	DRAIN SPOUT
③	SANITARY SEWER MANHOLE
④	CLEAN-OUT
⑤	FIRE HYDRANT
⑥	WATER VALVE
⑦	CABLE TV
⑧	LIGHT POLE
⑨	SIGN
⑩	HANDICAP PARKING
⑪	TREE (DECIDUOUS)

LEGEND

- 2" MILL & OVERLAY
- PROPOSED BITUMINOUS PAVING
- PROPOSED CONCRETE
- PROPOSED BUILDING ADDITION
- PROPOSED RETAINING WALL
- EXISTING UTILITY TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- EXISTING TREE LINE
- SPECIMEN TREE
- BUILDING FRONT
- TRAFFIC ARROWS



SITE PLAN TO ACCOMPANY
APPLICATION FOR SPECIAL
HEARING

TORAH INSTITUTE OF BALTIMORE
35 ROSEWOOD LANE
OWINGS MILLS, BALTIMORE COUNTY MD 21117

ELECTION DISTRICT 4 COUNCILMANIC DISTRICT 2

Colbert Matz Rosenfelt

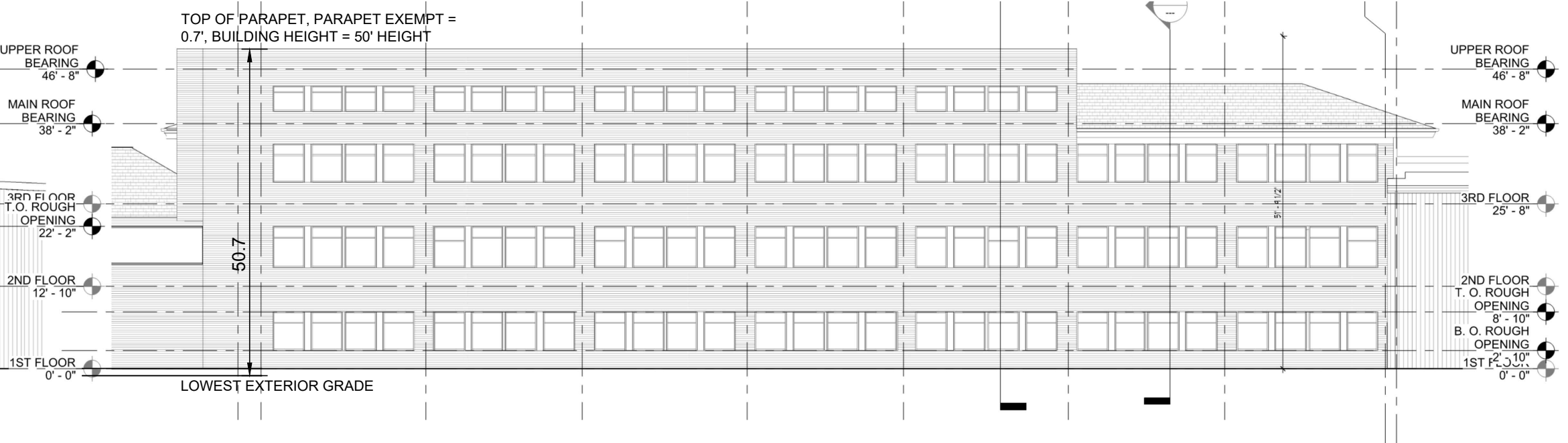
Civil Engineers * Planning * Landscape * Surveys
400 Red Brook Blvd., Suite 110
Owings Mills, Maryland 21117
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



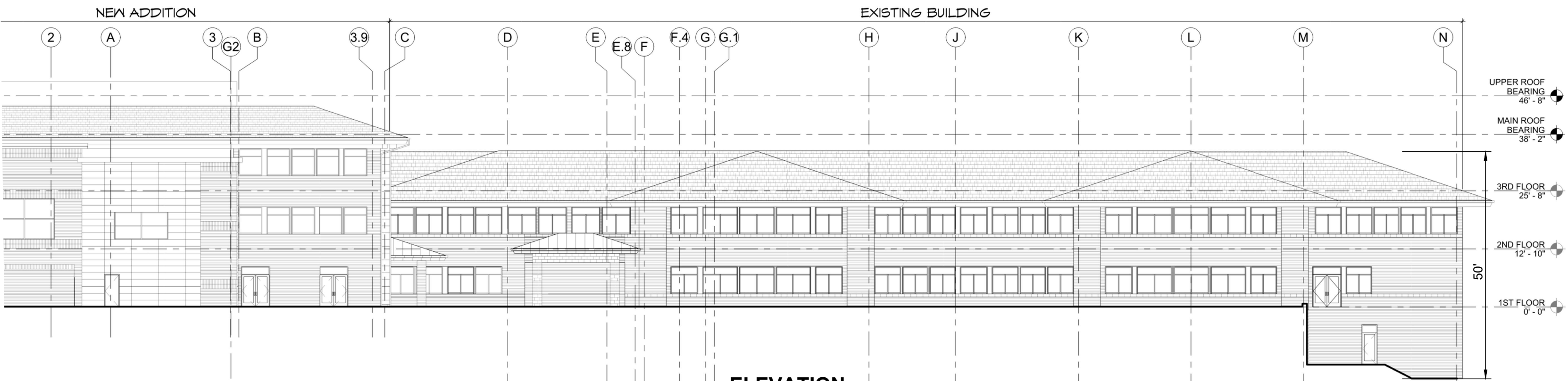
09/19/2024
Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 38637 Expiration Date: 11/16/2024

SCALE: AS SHOWN	JOB NO.: 97-156.3
DESIGNED: TAM	CHECKED: DRC
DRAWN: TAM	FILE:
DRAWING NUMBER: SPH-2	

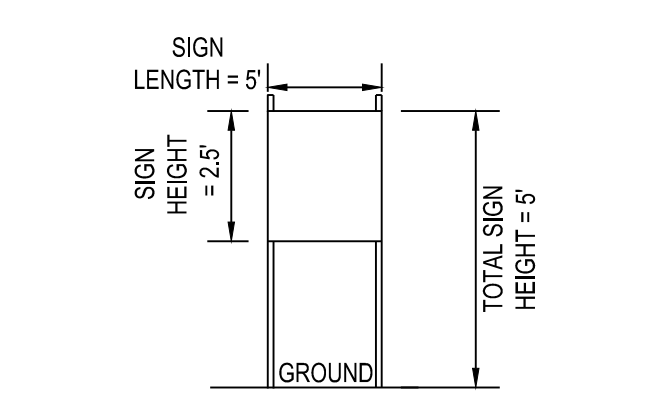
MCS	NO.	DATE	REVISIONS:	BY	SHEET 2 OF 2
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3 ADDITION REAR ELEVATION
ELEVATION
SCALE: 1" = 20'



ELEVATION
SCALE: 1" = 20'



FRONT
EXISTING TORAH INSTITUTE SIGN
N.T.S.



A8 NEW ADDITION ENTRANCE
ELEVATION
SCALE: 1" = 20'

