

Tax Map/Block/Parcel
No. 74-3-571

Building Permit/Zoning
Certificate No. 97-2912

Case 4280

OFFICIAL DECISION
BOARD OF ZONING APPEALS
CARROLL COUNTY, MARYLAND

APPLICANT: B'Nai Israel Congregation of Carroll County, Inc.
8811 Church Lane
Randallstown, Maryland 21133

ATTORNEY: Daniel Murphy, Esquire
237 East Main Street
Westminster, Maryland 21157

REQUEST: A conditional use request for a synagogue and
variances as required

LOCATION: North side of Arthur Avenue, about 1,400 feet west
of Oakland Mills Road on property zoned "C"
Conservation District in Election District 5

BASES: Article 5, Section 5.2(d) and 5.5; Ordinance 1E
(The Carroll County Zoning Ordinance)

On December 2, 1997, the Board of Zoning Appeals (the "Board"), convened to hear the application of B'Nai Israel Congregation of Carroll County, Inc., for a conditional use for a synagogue and variances to the lot area and setback on property zoned "C" Conservation located on the North side of Arthur Avenue, about 1,400 feet west of Oakland Mills Road.

The applicant is a contract purchaser of an existing building formerly used as a meeting hall for the Optimist Club of Freedom District and some additional acreage, the extent of which is conditioned the outcome of this case. The lot area requirement for a conditional use is five acres but the applicant seeks a variance to permit the use on 3.139 acres.

The applicant is a small congregation (approximately 25 families) which seeks a place to hold its services and functions. The building, constructed in 1969, is well suited for the needs of the applicant but violates current setback requirements. In addition to the three High Holy days and an occasional Saturday, religious services are generally held one night a week. Religious school for approximately 19 students is held also once a week. There would be the occasional Sunday wedding. Generally, 25 persons attend the services.

The variance requests are to allow use of the property as a synagogue on a parcel of land containing 3.1390 acres, more or less

