

CITY OF BALTIMORE

SHEILA DIXON, Mayor



BOARD OF MUNICIPAL AND
ZONING APPEALS

DAVID C. TANNER, Executive Director
417 E. Fayette Street, Room 1432
Baltimore, Maryland 21202

January 30, 2009

The Honorable President and
Members of the City Council
City Hall

Re: City Council Bill #08-0258 – Planned Unit Development-Amendment
Benhurst Park

Ladies and Gentlemen:

City Council Bill #08-0258 has been referred by your Honorable Body to the Board of Municipal and Zoning Appeals for study and report.

The purpose of this legislation is to approve certain amendments to the Development Plan of the Benhurst Park Planned Unit Development.

The subject property known as 2929 Fallstaff Road is approximately 6.883 acres in size and is zoned R-5. The property is located on the south side of Fallstaff Road just west of Greenspring Avenue and adjacent to the Willowbrook apartments. The property is unimproved with existing mature trees on the lot.

Kol Torah Synagogue is looking to construct a new building on this site to be its permanent home. Kol Torah would be purchasing the land from the Heather Ridge Condominium council. Because a Synagogue was not envisioned on the site when the original PUD was created, a major amendment is necessary to approve the building of the Synagogue at this site. City Council Bill # 08-0258 is the legislation necessary to allow for the development.

The Board of Municipal and Zoning Appeals has reviewed this legislation and the report from the Planning Commission. The BMZA has no objection to the passage of City Council Bill #08-0258 .

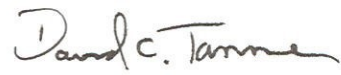


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c.c. 08-0258
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Sincerely,

A handwritten signature in black ink that reads "David C. Tanner". The signature is written in a cursive style with a large, looped initial "D".

David C. Tanner
Executive Director