


<b>FROM</b>	NAME & TITLE	David E. Scott, P.E., Director	<b>CITY of</b> <b>BALTIMORE</b> <b>MEMO</b>	
	AGENCY NAME & ADDRESS	Department of Public Works 600 Abel Wolman Municipal Building		
	SUBJECT	<b>CITY COUNCIL BILL 09-0258</b>		

DATE: February 11, 2009

**TO**

The Honorable President and Members  
of the Baltimore City Council  
c/o Karen Randle  
Room 400 - City Hall

I am herein reporting on City Council Bill 08-0258 introduced by Council Member Spector on behalf of Heather Ridge Condominium Council, Inc. and Kol Torah of Baltimore.

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

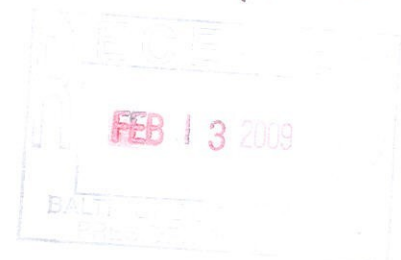
Ordinance 73-417 designated certain property located on the south side of Fallstaff Road, north and east of Bartol Avenue, north and south of Benhurst Road, and east of Clarks Lane, as a Residential Planned Unit Development (PUD) and approved a development plan submitted by the applicants (Carl M. Freeman Associates, Inc. and Ralph DeChiaro Enterprises, Inc.). The originating ordinance was last amended by Ordinance 07-384. The PUD includes approximately 50 acres of land. City Council Bill 08-0258, if approved, would amend the development plan to allow for the building of a synagogue on an approximately 2.21 acre portion of land known as 2929 Fallstaff Road (Block 4324, Lot 67/68).

The property known as 2929 Fallstaff Road is approximately 6.883 acres in size and is located on the south side of Fallstaff Road and adjacent to the Willowbrook Apartments, just west of Greenspring Avenue. The Kol Torah Synagogue would like to build a synagogue on this property and approached the owners, the Heather Ridge Condominium Council, about its purchase. The parties reached agreement to subdivide the property, sell a 2.21 acre portion fronting Fallstaff Road for the Synagogue and attendant parking, and place the remaining 4.67 acres of land in a Forest Conservation Easement. While a synagogue is an allowable use under the PUD, it was not included in the original development plan and must therefore be amended into the plan.

Having received final subdivision approval for 2929 Fallstaff Road, the Department of Public Works has no objection to the passage of City Council Bill 08-0258.

  
David E. Scott, P.E.  
Director

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