

5/17/77 **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE HONORABLE COMMISSIONER OF BALTIMORE COUNTY:

I, Jerome and Marlon Alperstein, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from D.R.2 to D.R.10.5 and/or

D.R.10.5 and/or for the following reasons:

- 1) For that the Baltimore County Council erred in placing this property in a D.R.2 classification at the time of the adoption of the Comprehensive Zoning Maps in October, 1976, and/or
- 2) For that the neighborhood surrounding the subject property has substantially changed in character so as to make a D.R.2 classification an improper classification for the property, and
- 3) For other reasons to be produced at the time of the Hearing.

See attached description and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

Property is to be used and developed in accordance with Zoning Regulations. I, or we, agree to pay expenses of such re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
Jerome Alperstein
Marlon Alperstein Legal Owner
 Address: Woodholme Avenue
 Pikesville, Maryland 21208

Lawrence K. Ginsberg, Esq.
 Petitioner's Attorney

Address: 6615 Reisterstown Road - Suite 301
 Baltimore, Md. 21215

On the 19th day of February, 1978, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commission of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 26th day of March, 1978, at 10:00 A.M.

John W. Hession, III
 Zoning Commissioner of Baltimore County

(over)

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Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of...

the above Reclassification should be had, and it further appearing that by reason of...

a Special Exception for a... should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this... day of... 197... that the herein described property or area should be and the same is hereby reclassified from a... zone to a... zone, and/or a Special Exception for a... should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this... day of... 197... that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a... D.R. 2... zone.

ORDER RECEIVED FOR FILING
DATE March 24 1978
BY John P. Blum
Administrative Assistant

Lawrence K. Glusberg, Esq.
3636 36th Avenue
Baltimore, Maryland 21215

Dear Mr. Glusberg:
Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,
Mark A. Dopkin
Mark A. Dopkin
County Board of Appeals

Enclosures
cc: Mr. Jerome Alperstein, et ux
Raymond Finkberg
John W. Houston, III, Esq.
Mr. Nancy E. Paige
Mr. Jack Taylor
Mr. J. Dyer
Mr. L. Goral
Mr. J. Hamwell
Board of Education

RE: PETITION FOR RECLASSIFICATION
from D.R. 2 to D. R. 10.5 zone
E/S of Woodholme Avenue, 1400'
NW of Old Court Road
3rd District
Jerome Alperstein, et ux
No. 78-183-R

ORDER OF DISMISSAL
Petition of Jerome Alperstein, et ux for Reclassification from DR 2 to DR 10.5 zone on the property located at the east side of Woodholme Avenue, 1400' northwest of Old Court Road, in the Third Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed May 11, 1979 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner - Appellant in the above entitled matter.

WHEREAS, the said attorney for the said Petitioner - Appellant requests that the appeal filed on behalf of said Petitioner be dismissed and withdrawn as of May 11, 1979.

IT IS HEREBY ORDERED this 15th day of May, 1979, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Robert L. Gifford, Acting Chairman
Lloyd B. Spangler
Patricia Millhouser

RE: PETITION FOR RECLASSIFICATION
E/S of Woodholme Ave. 1400'
NW of Old Court Road, 3rd District
JEROME ALPERSTEIN, Petitioner
APPEALS
CASE No. 78-183-R
BEFORE THE COUNTY BOARD
OF
APPEALS
CASE No. 78-183-R
ORDER OF DISMISSAL

GENTLEMEN:
Please dismiss the above entitled Appeal.

CARLIN AND WEINSTEIN, P.A.
Lawrence K. Glusberg
Attorney for Petitioner
6615 Reisterstown Road, Suite 301
Baltimore, Maryland 21215
(301) 358-7411

I HEREBY CERTIFY, that on this 10th day of May, 1979, a copy of the foregoing was mailed, postage prepaid, to: John W. Houston, III, People's Counsel, County Office Building, Towson, Maryland 21204; and to Robert W. Baker, Esquire, 916 Munsey Building, Baltimore, Maryland 21202.

CARLIN AND WEINSTEIN, P.A.
Lawrence K. Glusberg
Attorney for Petitioner

Rec'd 5-11-79
10:57AM

CARLIN AND WEINSTEIN, P.A.
ATTORNEYS AT LAW
SUITE 301
6615 REISTERSTOWN ROAD
BALTIMORE, MD 21215
TELEPHONE (301) 358-7411

LAW OFFICES
KAPLAN, HETMAN, GREENBERG, ENGELMAN & BELGRADE, P.A.
TENTH FLOOR SUN LIFE BUILDING
CHANCE AND REDWOOD STREETS
BALTIMORE, MARYLAND 21201
TELEPHONE 520-8847
AREA CODE 301
February 3, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
County Office Building
Baltimore County, Maryland 21204
Re: Zoning Reclassification Petitions: Cycle II
Item No. 9

Dear Mr. DiNenna:
In connection with the Petition filed by Jerome and Marian Alperstein as above referenced, I would appreciate it if you would note your file to include my name as an opponent and to keep me advised of all scheduled proceedings.

Cordially,
Mark D. Dopkin
Mark D. Dopkin

nk
FEB 6 78 AM
ZONING DEPARTMENT

WELL'S DISCOUNT LIQUORS
6010 YORK ROAD
BALTIMORE, MARYLAND 21212
(301) 432-8118

Re Young Reclassification Petition
Cycle II Item #9
Dear Mr. DiNenna,
As to the above captioned Petition by Jerome & Marian Alperstein - I would like to enter my Name as a petitioner to this Young Change and advise me as to all scheduled proceedings.

Raymond Finkberg
RAYMOND FINKBERG
1503 WOODOLME AVE
BALTIMORE MARYLAND
21208

FEB 17 78 AM
ZONING DEPARTMENT

LAW OFFICES
HARRISON & HARRISON
100 WEST SHIPLEY ROAD
TOWSON, MARYLAND 21204
April 24, 1978
AREA CODE 703
800 3385

County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

Re: Case No. 78-183-R - Jerome Alperstein, et ux
Reclassification from D.R. 2 to D.R. 10.5
E/S Woodholme Avenue, 1400' NW of Old Court Road, 3rd District

Gentlemen:
The above captioned matter has been scheduled for hearing on Wednesday, May 16, 1979, at 10:00 a.m. I am entering my appearance on behalf of the protestants in this matter and I am requesting a postponement of this case because of the fact that two protestants are unable to appear on this date. Please advise me when a new date is scheduled.

Very truly yours,
W. Lee Harrison
W. Lee Harrison

b/b

Rec'd 5-11-79
3 PM

LAW OFFICES
GORDON, FEINBLATT, ROTHMAN, HOFFBERGER & HOLLANDER
1900 EIGHTH BUILDING
REDWOOD AND SOUTH STREETS
BALTIMORE, MARYLAND 21202
(301) 752-6897

County Board of Appeals
111 W. Chesapeake Avenue
Towson, Maryland 21204
DATE June 7, 1978
SUBJECT Appeal No. 78-183R
Jerome Alperstein,
Appellant

Gentlemen:
May I please be notified of the scheduling of a hearing in the referenced zoning appeal.

Thank you,
Very truly yours,
Nancy E. Paige
Nancy E. Paige

Rec'd 6/8/78
3:45pm

7907 Brookford Ct. 21228
August 15, 1978

Re: #78-183-R

Gentlemen:

Concerning the case of the Alperstein property appeal on Woodholme Ave, kindly inform me of the date of the appeal so that I can testify before the board.

Respectfully,

Jack Tucker

Rec'd 8/28/78
10:40 a.m.

D. S. THALER & ASSOCIATES

A DIVISION OF
OMEGA INDUSTRIES, INCORPORATED
3800 CLARK LANE • BALTIMORE, MD 21218 301-355-1800

PROFESSIONAL QUALIFICATIONS OF DAVID S. THALER, P.E.

EDUCATION

Baltimore Polytechnic Institute	1966
Lehigh University	BS (Civil Engineering) 1970
Lehigh University	MS (Management) 1971
Lehigh University	MA (Economics) 1978
Lehigh University	PhD (candidacy pending)

PROFESSIONAL ENGINEER

Maryland	#10300
Pennsylvania	#24018-E
Virginia	(application pending)

PROFESSIONAL MEMBERSHIPS

National Society of Professional Engineers
Maryland Society of Professional Engineers
Professional Engineers in Construction Division
Society of American Military Engineers
American Society of Civil Engineers
American Economic Association
Royal Economic Society
Metropolitan Association of Urban Designers and Environmental Planners
Beta Gamma Sigma (National Business Honorary)
Home Builders Association of Maryland
Urban Land Institute
American Institute of Timber Construction
Board of Directors of the Baltimore Chapter, Home Builders Association of Maryland, Inc.
Committee of the Maryland Building Code for the Handicapped and Aged (Home Builder Representative)

CIVIL ENGINEERS • SITE PLANNERS

Professional Qualifications of David S. Thaler, P.E.
Page 2

COMMUNITY MEMBERSHIPS

Maryland Historical Society
Society for the Preservation of Maryland Antiquities

PUBLICATIONS

"The Herzberg Dual Factor Theory-Consistency VS. Method Dependency"
Journal of Personnel Psychology, 1973
"Optimal Marketing Cost in Residential Housing" (Publication Pending)

TRAINING ENGAGEMENTS

Lehigh University: Senior Civil Engineering Seminar, 1971
The Johns Hopkins University: Seminar in Marketing Management, 1977.

CURRENT POSITIONS

President	Omega Land Development Corporation (Home Builders and Land Developers)
President	Omega Industries Incorporated (General Contractors)
Principal	D.S. Thaler & Associates (Civil Engineers and Site Planners)

EXPERIENCE

Direct responsibility for the construction of approximately 2,500 homes since 1970. Direct responsibility for the construction of several shopping centers, apartments, and industrial projects. Complete responsibility for the design of hundreds of engineering projects.

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

January 5, 1979

Lawrence K. Gimberg, Esq.
6615 Reisterstown Road
Baltimore, Md. 21215

Re: Reclassification Petitions
Case #78-183-R Jerome Alperstein, et ux

Dear Mr. Gimberg:

Enclosed please find a copy of the recently enacted Bill 122-78 which affects your petition. No further hearings on reclassification petitions will be held until the petitioners advise the Board as to their intentions within the purview of this act.

Your prompt reply is necessary.

Very truly yours,

Walter A. Reiter, Jr., Chairman

WARa

Enclosure: Bill 122-78
cc: Mr. Jerome Alperstein
Mr. Raymond Feinberg
John W. Hensley, III, Esq.
Ms. Nancy E. Polge
Mr. Jack Tucker
Mr. S. E. DiNanna
Mr. George Marinick
Mr. Leslie Graef
Mr. Cary Burt
Board of Education
Mrs. Carol Berach

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Lawrence K. Gimberg, Esquire
6615 Reisterstown Road
Suite 301
Baltimore, Maryland 21215

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 31st day of October 1977.

Eric DiNanna
S. ERIC DI NANNA
Zoning Commissioner

Petitioner: Jerome Alperstein
Petitioner's Attorney: Lawrence K. Gimberg
D. S. Thaler & Associates
3809 Clarke Lane
Baltimore, Maryland 21215

Nicholas B. Condon
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

October 25, 1977

Mr. S. Eric DiNanna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #9 (Cycle II) October 1977 - April 1978
Property Owner: Jerome & Marion Alperstein
148' W. Woodholme Ave. 1400' R/W Old Court Rd.
Existing Zoning: D.R. 2
Proposed Zoning: 10.5
Acres: 7.01 District: 3rd

Dear Mr. DiNanna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Woodholme Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County standards.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy, the petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Item #9 (Cycle II) October 1977 - April 1978
Property Owner: Jerome & Marion Alperstein
Page 2
October 25, 1977

Storm Drains (Cont'd)

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Water

A 20-inch public water main exists in Woodholme Avenue.

Sanitary Sewer

Public sanitary sewerage is not immediately available to serve this property. A public gravity sanitary sewer extension (1,500 - 2,000 feet in length) necessitating off-site rights-of-way and a railroad crossing would be required to sewer this property to possibly the Breton Hill Road 8-inch sanitary sewer (drawing #07-0925, File 1) if adequate, or to the 42-inch Gaymans Falls Sanitary Interceptor Sewer (drawing #60-17-14, File 1).

As stated, this property, if sewered, is tributary to the Gaymans Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

Ellsworth N. Dyer, P.E.
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END/EAM:PMR:so

cc: D. Grise
S. Bellestrati

P-BE Key Sheet
30 W 34 Pos. Sheet
NW 3 P Top
1 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1977

COUNTY OFFICE Bldg.
1100 Commerce Drive
Baltimore, Maryland 21204

via
Victoria S. Comandari
Chairman

MEMORANDUM
Bureau of Engineering
Department of Traffic Engineering
State Road Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial Development

Lawrence K. Ginsberg, Esquire
6615 Reisterstown Road
Suite 301
Baltimore, Maryland 21215

RE: Reclassification Petition
Item Number 9 - Cycle II
Petitioner - Jerome Alperstein
Marion Alperstein

Dear Mr. Ginsberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The majority of this site is located on the east side of Woodholme Avenue, with a smaller portion on the west side, approximately 1480' northwest of Old Court Road in the 3rd Election District. Consisting of 7.01 acres, this wooded tract is presently zoned D.R. 2 and improved with an individual dwelling. Surrounding properties are similarly zoned and consists of wooded land with a dwelling existing to the west across Woodholme Avenue. At the time of field inspection, it was impossible to determine whether these surrounding wooded lots were also improved with dwellings and as indicated below, this will be a determining factor regarding the proposed development.

Lawrence K. Ginsberg, Esq.
Page 2
Item No. 9
Oct. 31, 1977

Because of your client's proposal to construct townhouses and mid-rise condominiums on this site, a reclassification to a higher density (D.R. 10-5) has been requested. When looking at the submitted site plan and adjacent zoning, the first thought that comes to mind is transition area as defined in Section 1801.18.1 of the Baltimore County Zoning Regulations. If the property is encompassed by said area, it is possible that the layout of and, quite possibly, the use itself would be affected. For this reason the plan must be revised to indicate the acreage and uses of surrounding properties. If the request is granted, all applicable requirements of the Comprehensive Manual of Development Policies (CMDP) must be satisfied.

It should also be noted at this time that part of the site along the southerly property line lies within an Environmental Protection Area as shown on the Interim Development Control Map. Bill 12-77 (IDCA) indicates that no building permit shall be granted in an Environmental Protection Area during the duration of this act. This has been brought to your attention in order that you may anticipate this possible "problem". Particular attention should be afforded the comments of the Health Department concerning the extension of public sewer prior to the issuance of any building permit.

In addition to the above, three (3) copies of a brief explaining the reasons for the reopening must be submitted, and as indicated in Appendix D of the Baltimore County Zoning Regulations, any allegation in support of the reclassification should be supported by precise description. In keeping with this, it should be noted that during duration of the IDCA, no zoning reclassification shall be granted except as to mistake or drafting or clerical error. Particular attention should be afforded the comments of the Bureau of Engineering concerning the drainage easement which is required. This may ultimately affect the layout of the proposed development.

Lawrence K. Ginsberg, Esq.
Page 3
Item No. 9
Oct. 31, 1977

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plans, as may have been requested by this Committee, shall be submitted to this office prior to November 28, 1977 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1978 and April 15, 1978 will be forwarded to you well in advance.

Very truly yours,

Nicholas B. Comandari
NICHOLAS B. COMANDARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: D. S. Thaler & Associates
3809 Clarks Lane
Baltimore, Maryland 21215

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

October 14, 1977

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #9, Zoning Cycle II, October 1977, are as follows:

Property Owner: Jerome and Marion Alperstein
Location: 148 W. Woodholme Avenue 1400' NW Old Court Road
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 10.5
Acre: 7.01
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the petition is granted, the developer must comply with applicable Subdivision Regulations.

Very truly yours,

John L. Winkley
John L. Winkley
Planner III
Project and Development Planning

October 13, 1977

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

DONALD J. KOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #9, Zoning Advisory Committee Meeting for Cycle II, October 5, 1977, are as follows:

Property Owner: Jerome & Marion Alperstein
Location: 148' W Woodholme Ave. 1400' NW Old Court Rd.
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 10.5
Acre: 7.01
District: 3rd

Metropolitan water is available. Metropolitan sewer must be extended to the site prior to the issuance of a building permit.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/KS/rhs

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 484-3211

STEPHENE CO. JINS
TRFCTC

October 24, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

RE: Item 9 - ZAC - October 13, 1977

Property Owner: Jerome & Marion Alperstein
Location: 148' W Woodholme Ave. 1400' NW Old Court Road
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 10.5
Acre: 7.01
District: 3rd

Dear Mr. DiNenna:

The subject petition is requesting a change from D. R. 2 to D. R. 10.5 of 7.01 acres. This should increase the trip density from 170 to 600 trips per day.

Woodholme Avenue is presently a 15 ft. street and would require improvement all the way to Old Court Road to adequately serve this site.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/bss

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 484-3211

JOHN D. SEIFERT
DIRECTOR

December 9, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #9 Zoning Advisory Committee Meeting, CYCLE II REVIEWED are as follows:

Property Owner: Jerome & Marion Alperstein
Location: 148' W Woodholme Ave. 1400' NW Old Court Road
Existing Zoning: D.R. 2
Proposed Zoning: D.R. 10.5

Acre: 7.01
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable Codes. See also Md. State Code for the handicapped and aged and Baltimore County Supplement to the 1904 Basic Building Code.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burrows

Charles E. Burrows
Plans Review Chief
CRB/rj

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 484-3211

Paul H. Reincke
Chief

October 26, 1977

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: N. Comandari, Chairman
Zoning Advisory Committee

Re: Property Owner: Jerome & Marion Alperstein

Location: 148' W Woodholme Ave. 1400' NW Old Court Rd.

Item No. 9 Zoning Agenda Cycle II

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200' feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at _____

_____ exceeds the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *AT 12/14/77*
Planning Bureau
Special Inspection Division

Noted and
Approved: *Heaven M. McConitt*
Fire Prevention Bureau

ELSIE S. BARTON
176/214 & 347/218
EX. ZONING DR-2

ROBERT WAGERS
2074 / 193
EX. ZONING DR-2

EDITH R. WEINBERG
2731 / 527
EX. ZONING DR-2

BENJAMIN HERMAN
1680 / 403
EX. ZONING DR-2

HAROLD PARIS JR
5134 / 487
EX. ZONING DR-2



BLK. 'B', SECT. 2 WOODHOLME ESTATES
GLB. 25-77
EX. ZONING DR-2

NOTES

1. Existing Zoning - DR-2
2. Proposed Zoning - C2-105
3. Existing Use - Single Family Dwelling
4. Proposed Use - Townhouses & Mid-Rise Condominiums
5. Gross Area - 7.01 Acres
6. Density:
 - a. Gross - 10.5 Units Per Acre
 - b. Total Units Permitted - 73.6
 - c. Total Units Proposed - 75
7. Parking Required - 125 Spaces
8. Parking Provided - 140 Spaces
9. Proposed Height of Building from Ground Line - 24 ft.
10. Parking Space Size - 8' x 18'
11. Private On-Street Parking: 2' Bit Concrete on 8" CR-G Stone base. Woodholme Ave. to be widened to 50' & have a 10' Penetration on Macadam Paving Section.
12. 4 High Vapor Lights Shown Thus: *
13. Exist. Sewer Main is a 12" Line Crossing Woodholme Ave. Approx. 170' East of Old Court Rd., Approx. 1500' from Alperstein Property.

PLAT TO ACCOMPANY ZONING PETITION
PROPERTY OF

JEROME ALPERSTEIN

WOODHOLME AVENUE • PIKEVILLE, MD 21208
3rd ELECTION DISTRICT • BALTIMORE COUNTY

SCALE: 1" = 50'

SEPT. 9, 1977

ENGINEER

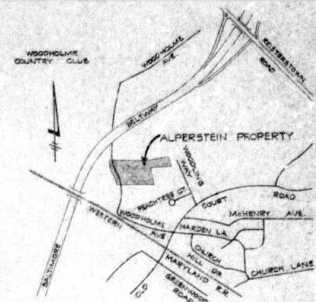
D. S. THALER AND ASSOCIATES
3800 CLARKS LANE
BALTIMORE, MARYLAND 21215



REG. No. C-500
DATE: 15 SEPT 1977

EDITH R. WEINBERG
2731 / 327 & 3003/190
EX. ZONING DR-2
0.56 Ac ±

N 25,250
N 25,300



VICINITY MAP
Scale: 1" = 1000'

BLK. 'B', SECT. 2 WOODHOLME ESTATES
GLB 25-77
EX. ZONING DR-2

NOTES

1. Existing Zoning - DR-2
2. Proposed Zoning - DR-10.5
3. Existing Use - Single Family Dwelling
4. Proposed Use - Townhouses & Mid-Rise Condominiums
5. Gross Area - 7.01 Acres
6. Density:
 - Gross - 105 Units Per Acre
 - Total Units Permitted - 736
 - Total Units Proposed - 72
7. Parking Required - 125 Spaces
8. Parking Provided - 140 Spaces
9. Proposed Height of Building From Ground Line - 24 ft.
10. Parking Space Size - 5' x 10'
11. Private Driveway, 6' x 11' Concrete on 8' DR-2.5 Slope
Side Woodholme Ave. to be Widened to 50' & have a 10' Penetration Macadam Paving Section.
12. 4 High Vapor Lights Shown Thus: 36'
13. 2 x 3" Sewer Main is a 12" Line Crossing Woodholme Ave. Approx. 110' East of Old Court Rd., Approx. 1000' from Alperstein Property.

HAROLD PARIS JR.
5134 / 457
EX. ZONING DR-2
2.95 Ac ±

BENJAMIN HERMAN
1650 / 403
EX. ZONING DR-2
0.75 Ac ±

ROBERT WAGERS
2074 / 195
EX. ZONING DR-2
7.0 Ac ±

ENGINEER

D. S. THALER AND ASSOCIATES
3809 CLARKS LANE
BALTIMORE, MARYLAND 21215



REG. NO. 10,500

Date

PLAT TO ACCOMPANY ZONING PETITION
PROPERTY OF

JEROME ALPERSTEIN

WOODHOLME AVENUE • PIKEVILLE, MD 21208
3RD ELECTION DISTRICT • BALTIMORE COUNTY
Scale: 1" = 50' SEPT. 6, 1977

REVISED PLANS

NOV 22 77 PM

