

PETITION FOR SPECIAL EXCEPTION 83-136-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, 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 for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class B Office Building in an R.O. Zone by an addition to an existing, utilized Class A Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above 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 for Baltimore County.

I We do 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 Petition.

Contract Purchaser:

Legal Owner(s):

JOSEPH H. SEIPP, D.D.S.

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City and State

Signature

Attorney for Petitioner:

G. Scott Barhight & Nolan, Plumbhoff and

4100 N. Charles Street

(Type or Print Name) Williams, Chartered

Baltimore, Maryland 21218

204 W. Pennsylvania Avenue

Name and telephone number of legal owner, contract purchaser or representative to be contacted

Towson, Maryland 21204

Dr. Joseph H. Seipp and Nolan, et

City and State

Name

Attorney's Telephone No. 823-7800

235-8650

Telephone No. 823-7800

Ordered By The Zoning Commissioner of Baltimore County, this 9th day

of November 19 82, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 14th day of December 19 82 at 11:00 o'clock

A. M.

Signature

Zoning Commissioner of Baltimore County

ECO-1

(over)

Item No. 44 - Case No. 83-136-X
Special Exception Petition
Petitioner - Joseph H. Seipp, D.D.S.
Page 2

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

September 22, 1982

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #44 (1982-1983)
Property Owner: Joseph H. Seipp, D.D.S.
N/E corner Allegheny Ave. & Highland Ave.
Acres: 0.310 District: 9th

Dear Mr. Hammond:

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:

Allegheny and Highland Avenues, existing public roads, are proposed to be further improved in the future as 42 and 40-foot closed section roadways on 80 and 60-foot rights-of-way, respectively, with fillet areas for sight distance at their intersection.

The status of the 20-foot alley at the rear of this property is unknown. This alley is proposed to be improved in the future as a 20-foot commercial-type alley on a 24-foot right-of-way.

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

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 submittal plan.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

Date: November 26, 1982

TO: Norman E. Gerber, Director

FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-136-X
Joseph H. Seipp

This office is opposed to the granting of the subject request. Were the proposed expansion constructed, the overall size of the facility would be less in keeping with the residential area immediately to the west.

Norman E. Gerber
Director of Planning and Zoning

NEG:JGHalc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 3, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

Chief Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

G. Scott Barhight, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 44 - Case No. 83-136-X
Special Exception Petition
Petitioner - Joseph H. Seipp, D.D.S.

Dear Mr. Barhight:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your client's proposal to construct a two story addition to the side of the existing office building, which is zoned R.O., this special exception is required. The existing use and site plan was originally approved by the Planning Board on June 19, 1981.

Particular attention should be afforded to the comments of the Department of Permits and Licenses, and if any additional information is required you may contact Mr. Charles Burnham at 494-3987.

At the time of this writing comments from the Department of Traffic Engineering (Mr. Michael Flanagan 494-3554) and Current Planning (Mr. Jack Wimbley 494-3335) were not available. I suggest that prior to the scheduled hearing, you contact these gentlemen and discuss this matter. Enclosed are comments from other members of this Committee that offer or request information on this petition. The remaining members felt that the proposal presented no specific problems with their respective department and their comments were included in the hearing file.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning

Date: October 26, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #22 - Simon B. & Esther P. Weiner
- Item #42 - James R. & Cecile Myrick
- Item #44 - Joseph H. Seipp, D.D.S.
- Item #48 - Herbert S.W. & Mary V. Basler
- Item #49 - Donald Ellis
- Item #50 - Wayne Sullivan
- Item #52 - Quality House, Inc.
- Item #55 - Roy & Margaret Bolyard
- Item #56 - Earl R. & Janice C. Jackson, Jr.
- Item #58 - Paul Goodman
- Item #59 - Dorothy Haines
- Item #60 - Margaret Eshala, et al
- Item #61 - Primo & Elise A. China
- Item #63 - Chrysler Overseas Capital Corp.
- Item #64 - Daniel A. & Janice B. Agostino
- Item #67 - Francis W. & Victoria A. Rippel
- Item #68 - D. C. & Elizabeth Felling
- Item #70 - Sarah & Martin Lazarus, L.P.T.
- Item #71 - Roscoe Vanderlander
- Item #72 - Jean G. Young, et al
- Item #73 - Helmut G. & Theresa V. Bay

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJE/rth

Item #44 (1982-1983)
Property Owner: Joseph H. Seipp, D.D.S.
Page 2
September 22, 1982

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 and Sanitary Sewer:

There are 8 and 12-inch public water mains in Highland and Allegheny Avenues, respectively; and 8-inch public sanitary sewerage exists in Highland Avenue.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EM:FWB:ss

cc: Jack Wimbley
John Trenner (S. Fochman)

N-W Key Sheet
39 NE 1 Pos. Sheet
NE 10 A Typo
70 & 70A Tax Maps

IN THE MATTER OF :
THE APPLICATION OF :
JOSEPH H. SEIPP :
FOR SPECIAL EXCEPTION :
FOR A CLASS B OFFICE :
BUILDING IN AN R.O. ZONE :
NE CORNER ALLEGHENY :
AND HIGHLAND AVENUES :
9th DISTRICT :
: NO. 83-136-X

ORDER OF DISMISSAL

Petition of Joseph H. Seipp for a special exception for a Class B Office Building in an R.O. zone on property located at the northeast corner of Allegheny and Highland Avenues, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed July 5, 1984 (a copy of which is attached hereto and made a part hereof) from the attorney representing the Petitioner in the above entitled case; and

WHEREAS, the said attorney for the said Petitioner-Appellant requests that the appeal filed on behalf of said Petitioner-Appellant be dismissed as of July 5, 1984,

IT IS HEREBY ORDERED this 10th day of July, 1984, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Patricia Phipps
Patricia Phipps

Diana K. Vincent
Diana K. Vincent

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE
(301) 823-7800

July 5, 1983

Ms. June Holmen, Secretary
Baltimore County Board of Appeals
Rm. 200, Court House
Towson, Maryland 21204

Re: Case No. 83-136-X Joseph H. Seipp, DDS - NE Corner of Allegheny and Highland Avenues, Assigned Hearing Date Tuesday, September 20, 1983

Dear Ms. Holmen:

As your records will reflect, this case involves a request for a Special Exception for a Class B Office Building for 408 Allegheny Avenue here in Towson. This request was denied by Commissioner Hammond's opinion and order of May 9, 1983, from which an appeal was taken.

Earlier this year, we filed a request for a waiver under Section 22-43 from the CRG Process, in view of the fully advertised, posted and reviewed zoning case. Unfortunately, Mr. Gerber by his letter of June 16th, 1983 has denied this CRG waiver request. Thus, we are in a position where we must convert our Special Exception plan into a CRG Plan and process it through the CRG process.

Accordingly, we would respectfully ask that this matter be postponed from the assigned hearing date of September 20, in order that the CRG Processing may be carried out.

In all probability, whether the CRG approval is given or withheld, either the property owner or perhaps interested neighborhood community representatives would wish to appeal the CRG action to the Board. We believe that it would be only fair to all parties concerned, including the Board, the property owner, the protestants, and Baltimore County to have both the Special Exception and the CRG Appeal tried in one hearing before the Board. It seems wasteful of the time of all parties concerned particularly the Board, to require the Board to hear essentially the same evidence twice.

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TELEPHONE
(301) 823-7800

OF COUNSEL
RALPH E. DEITZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
TELEPHONE
(301) 922-2121

July 2, 1984

The Honorable William T. Hackett, Chairman
Baltimore County Board of Appeals
Courthouse
Towson, Maryland 21204

Re: Dismissal Without Prejudice of the Appeal by
Joseph H. Seipp, D.D.S.
Case No. 83-133-X, Special Exception for
Office Building

Dear Chairman Hackett:

As your records will reveal, shortly after the passage of the development regulations in the Spring of 1982, Dr. Seipp filed a special exception for an addition to an existing approved R.O. Class A office building at 408 Allegheny Avenue.

Subsequently, this Application was denied by Zoning Commissioner Hammond's Opinion and Order of May 9, 1983, which we promptly appealed to the Board of Appeals.

Since that time, my client, his architect and engineer, have completely re-designed the building, essentially in a well-integrated minor extension of the Class A office building, which would give the appearance of an enclosed porch.

This re-design has been well received by both County agencies, as well as by the West Towson Community Association.

Following recent talks with Mr. Zimmerman, we are hereby dismissing our appeal from Case No. 83-136-X, without prejudice, and we will not be proceeding with that earlier design.

This dismissal without prejudice is in conformity with the recent C.R.G., from the Zoning Commissioner's office signed by Ms. Diana Itter, dated June 19, 1984, namely comment No. 1. Thus, it is our belief, namely Mr. Zimmerman, myself, and evidently, the Zoning Commissioner's staff, that the 18 months under Section 5 12,

Ms. June Holmen

-2-

July 5, 1983

Therefore, we would respectfully request that the Special Exception Appeal be postponed until such time as the combined CRG Appeal may be heard with it.

Thanking you and the Board for your kind attention to this request, I am,

Sincerely yours,

Newton A. Williams
Newton A. Williams

NAW:ak

cc: John W. Hessian, Esquire
Peoples' Counsel

cc: Mrs. Mary Ginn
606 Horncrest Rd.
Towson, Md. 21204

cc: Mrs. Catherine Turner
618 W. Chesapeake Ave.
Towson, Md. 21204

cc: Joseph H. Seipp, DDS
4100 N. Charles St.
Baltimore, Md. 21218

cc: Mr. Carl Gerhold
Gerhold, Cross & Etzel
412 Delaware Ave.
Towson, Md. 21204

cc: Mr. Charles Vaughan Pippen, AIA
2305 Pot Spring Rd.
Timonium, Md. 21093

The Honorable William T. Hackett, Chairman
July 2, 1984
Page 2

would then run from Commissioner Hammond's Opinion and Order of May 9, 1983, that is, into November, 1984.

In any case, we are waiting the disposition of certain cases in West Towson, and this short waiting period should not be a handicap.

Thus, it will be greatly appreciated if, pursuant to this letter, the County Board of Appeals will dismiss Case No. 83-136-X, without prejudice, and we will then pursue the pending C.R.G., which has been continued on a number of grounds, and subsequently will seek a special exception for this new, more compatible, well-integrated extension of the existing building.

Thanking you and your staff, as well as all other interested parties, for your cooperation in this regard, I am

Sincerely,

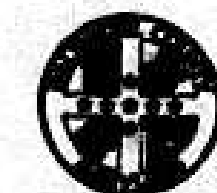
Newton A. Williams

Newton A. Williams

NAW:jms

cc: Ms. Diana Itter, Office of Planning and Zoning
Ms. Kathleen Warfield, Department of Public Works
Peter Max Zimmerman, Esquire, People's Counsel Office
Charles Vaughan Pippen, A.I.A.
Mr. Carl Gerhold
Joseph H. Seipp, D.D.S.

RECEIVED APPEALS
COUNTY BOARD OF APPEALS
MAY 11 5 11 PM '83



County Board of Appeals of Baltimore County

Room 200 Court House (Hearing Room #218)

Towson, Maryland 21204

(301) 494-3100

June 21, 1983

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 83-136-X

JOSEPH H. SEIPP

NE corner Allegheny and Highland Aves.

9th District

SE - a Class B office building in an R.O. zone
by an addition to an existing, utilized
Class A office building

5/9/83 - Z.C.'s Order - DENIED

ASSIGNED FOR:

TUESDAY, SEPTEMBER 20, 1983, at 10 a.m.

cc: Newton A. Williams, Esq. Counsel for Petitioner
G. Scott Barnight, Esq.

Mrs. Mary Ginn Protestant

Mrs. Catherine Turner "

Joseph H. Seipp, D.D.S. Petitioner

J. W. Hessian, Esq. Peoples' Counsel

N. E. Gerber

J. Howell

W. E. Hammond

J. E. Dyer

June Holmen, Secy.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
TELEPHONE
(301) 823-7800

May 23, 1983

The Honorable William E. Hammond
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

HAND DELIVERED

Re: Petition For Special Exception
Northeast Corner of Allegheny & Highland Avenues
Ninth Election District
Joseph H. Seipp, D.D.S. - Petitioner
No. 83-136-X (Item No. 44)

Dear Commissioner Hammond:

Please accept this letter as an order of appeal to the County Board of Appeals from each and every part of your Opinion and Order of May 9, 1983, in this matter, denying the requested special exception to add an addition to an existing Class A office building, i.e., a Class B office building in an R.O. zone.

We are enclosing herewith our check in the amount of \$100 made payable to Baltimore County, which we believe is the correct appeal fee for a special exception pursuant to Bill 57-82, which became effective June 28, 1982. It will be greatly appreciated if your staff and the staff of the County Board of Appeals will note this appeal, and we will appreciate it if you will notify us immediately if this is not the correct appeal fee.

We thank you and your staff, as well as the staff of the County Board of Appeals for its kind attention to this appeal.

Respectfully,

Newton A. Williams

Newton A. Williams

NAW:pr
enc:

cc: County Board of Appeals
Mrs. Mary Ginn
Mrs. Catherine Turner
John W. Hessian, III, Esquire
Mr. Carl Gerhold
Mr. Hugh E. Gelston
Joseph H. Seipp, D.D.S.



6/21/83 - Following were notified of hearing set for Tues., Sept. 20, '83, at 10 a.m.:

Newton Williams
Mary Ginn
Catherine Turner
Jos. H. Seipp
J. Hessian
N. Gerber
J. Howell
W. Hammond
J. Dyer

Notified by letter 6/21/83
by J. E. Dyer - confirmed

Rec'd 7/4/83 11:50 AM
Petition - Not readable until
the request is made

continued speedy recovery -

Sincerely,

Newton

Newton A. Williams

NW:pr

encs.

cc: John W. Hessian, III, Esquire
People's Counsel

Peter M. Zimmerman, Esquire
Deputy People's Counsel

Mrs. Mary Ginn

Mrs. Kay Turner

Joseph H. Seipp, D.D.S.

Mr. Carl Gerhold

Mr. Charles V. Pippen, A.I.A.

MICROFILMED

J. EARLE PLUNKOFF
NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.
THOMAS J. REINER
KENNETH H. MASTERS
STEPHEN J. NOLAN
WILLIAM P. ENGLISH, JR.
G. SCOTT BARNHART
ROBERT L. HANLEY, JR.

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204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

AREA CODE 301
TELEPHONE
823-7800

MAILING ADDRESS
P.O. BOX 6486
TOWSON, MARYLAND 21204

January 4, 1983

The Honorable William E. Hammond
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Joseph H. Seipp, D.D.S., Special Exception For
Expansion Of Existing Office Building, 408
Allegheny Avenue; Case No. 83-136-X

Dear Commissioner Hammond:

Dr. Seipp and his architect, Charles Vaughan Pippen, have redesigned the roof line and window line of the proposed addition at 408 Bosley Avenue based upon the comments of Mrs. Ginn and Mrs. Turner. We are enclosing herewith an undated elevation plat, which has been furnished to these two community leaders as well.

Everyone will also note that the handicapped ramp has been switched for rear parking lot access as was also requested.

Thanking you, Mrs. Ginn and Mrs. Turner for your interest in this matter, I am -

Respectfully,

Newton A. Williams
Newton A. Williams

NW:pr

enc.

cc: Mrs. Mary Ginn
Mrs. Kay Turner
Joseph H. Seipp, D.D.S.

MICROFILMED

J. EARLE PLUNKOFF
NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.
THOMAS J. REINER
KENNETH H. MASTERS
STEPHEN J. NOLAN
WILLIAM P. ENGLISH, JR.
G. SCOTT BARNHART
ROBERT L. HANLEY, JR.

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TOWSON, MARYLAND 21204

AREA CODE 301
TELEPHONE
823-7800

MAILING ADDRESS
P.O. BOX 6486
TOWSON, MARYLAND 21204

January 14, 1983

The Honorable Jean M. H. Jung
Deputy Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Dr. Joseph H. Seipp, 408 Allegheny Avenue

Dear Mrs. Jung:

Subsequent to the mid December hearing and in response to the concerns of the neighborhood organizations involved, Dr. Seipp has asked his architect Charles Vaughan Pippen to pull the front wall of the new building back to the existing front porch building line, a reduction of approximately 4 feet or so.

By a carbon copy of this letter directed to Dr. Seipp and Charles Vaughan Pippen, we are asking that this front facade change be made. Dr. Seipp may wish to extend the east side of the addition only 1 1/2 feet, a minor change.

As we all will recall, the front porch building line at 408 Bosley Avenue is already located further back from Allegheny Avenue than any of the properties to the south, namely 406, 404 or 402 Allegheny Avenue.

This change is being made in a spirit of cooperation in an effort to accommodate the wishes of the neighborhood organizations involved.

In all probability, this letter will reach you upon your return from your well earned two week vacation. All parties concerned look forward to a resolution after this date. With best regards, I am -

Sincerely,

Newton A. Williams
Newton A. Williams (pr)

NW:pr

cc: Mrs. Mary Ginn
Mrs. Kay Turner
John W. Hessian, III, Esquire
Peter M. Zimmerman, Esquire
Dr. and Mrs. Joseph H. Seipp
Charles Vaughan Pippen

MICROFILMED

PROPOSED ADDITION TO THE
SEIPP OFFICE PROPERTY AT
408 ALLEGHENY AVENUE

1ST CLASS, ULLING, LAININGS & ARDS. Dr. Seipp has already improved and refurbished 408 Allegheny Avenue, and it is in excellent condition, with very attractive and well maintained plantings and yards. As to the total building size the total floor area of .31 with the addition represents only 60% of the permitted floor area ratio of .5 allowed for a Class B office building in an R9 zone.

31 F.A.R. ONLY ON OF CLASS B ALLOWANCE OF 5 F.A.R. floor area ratio of .5 allowed for a Class B office building in an R9 zone.

30 BLOCK ALLEGHENY - ALL PLACES OR ENTALS. 2. The entire north side of Allegheny Avenue from Central Avenue on the east to Highland Avenue to the west, is either presently in office use, or planned for office use in the near future.

3. The proposed addition on the east side of the existing offices will not impinge significantly on either the present front yard, or at all upon the side yard on the Highland Avenue side.

4. The proposed addition at 408 Allegheny Avenue will be further from the corner boundary line than the vacant adjoining house at 406 Allegheny Avenue which has recently been sold.

5. The proposed addition to 408 Allegheny Avenue is designed in a compatible architectural style, both as to the existing building and the neighboring buildings, and, in fact, is set back further from Allegheny Avenue than 402, 404 or the adjoining property at 406 Allegheny Avenue.

6. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

7. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

8. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

9. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

10. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

11. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

12. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

13. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

14. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

15. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

16. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

17. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

18. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

19. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

20. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

21. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

22. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

23. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

24. The requested addition added to the present building in total is comparable in size and building footprint to others in this area of larger, older buildings.

25. The proposed addition will be done with the same first class materials and workmanship as the present building, parking area and well landscaped grounds.

ELMER H. KAHLINE, JR.
CLERK OF CIRCUIT COURT
TOWSON, MD. 21204

EXHIBITS # 93-136-X

SEIPP

~~Noted~~

Post. Etk #1 & 2A thru 5A
in closet

~~Dep. Etk # 2002~~



G. SAME VIEW AS IN F. ALONG PROPERTY LINE



H. LOOKING S.W. AT AREA OF PROPOSED ADDITION



I. LOOKING N.W. AT RIGHT TO LEFT 408 (SEIPP), 406 (HENNESSEY) AND 410 (COOPER & FARLEY)



K. 408 ALLEGHENY AVE. AT NW/O OF ALLEGHENY & CENTRAL AVES. - COOPER & FARLEY



L. 408 ALLEGHENY AVE. - HENNESSEY



M. 408 ALLEGHENY AVE. - TO THE EAST OF SEIPP PROPERTY AT 408 ALLEGHENY AVE.



Donald C. Tucker PE 405 Allegheny Ave. Towson, Md.
Lynne R. Tucker 405 Allegheny Ave. Towson, Md.



A. 408 ALLEGHENY AVE. PRIOR TO REMODELLING BY DR. SEIPP



B. GARAGE LATER RAZED AT 408 ALLEGHENY AVE.



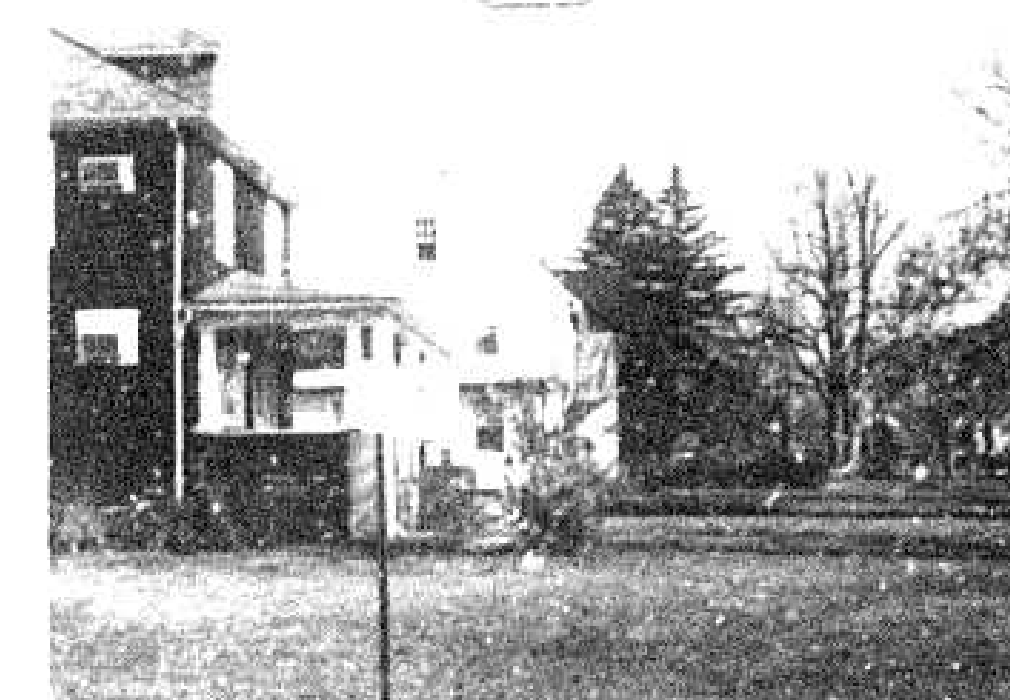
C. REAR VIEW OF 408 ALLEGHENY AVE. PRIOR TO REMODELLING



D. 408 ALLEGHENY AVE. GARAGE LATER RAZED



E. THE SEIPP PROPERTY AT THE NW/O OF ALLEGHENY & CENTRAL AVES.



F. LOOKING N.W. AT THE SEIPP PROPERTY, 408 ALLEGHENY AVE.



G. LOOKING N.W. AT THE SEIPP PROPERTY, 408 ALLEGHENY AVE.



H. LOOKING N.W. AT THE SEIPP PROPERTY, 408 ALLEGHENY AVE.



I. LOOKING N.W. AT THE SEIPP PROPERTY, 408 ALLEGHENY AVE.



J. LOOKING N.W. AT THE SEIPP PROPERTY, 408 ALLEGHENY AVE.

PETITIONER'S
EXHIBIT



1. 1000 W. 10th St. - 1900



2. 1000 W. 10th St. - 1900



3. 1000 W. 10th St. - 1900



4. 1000 W. 10th St. - 1900

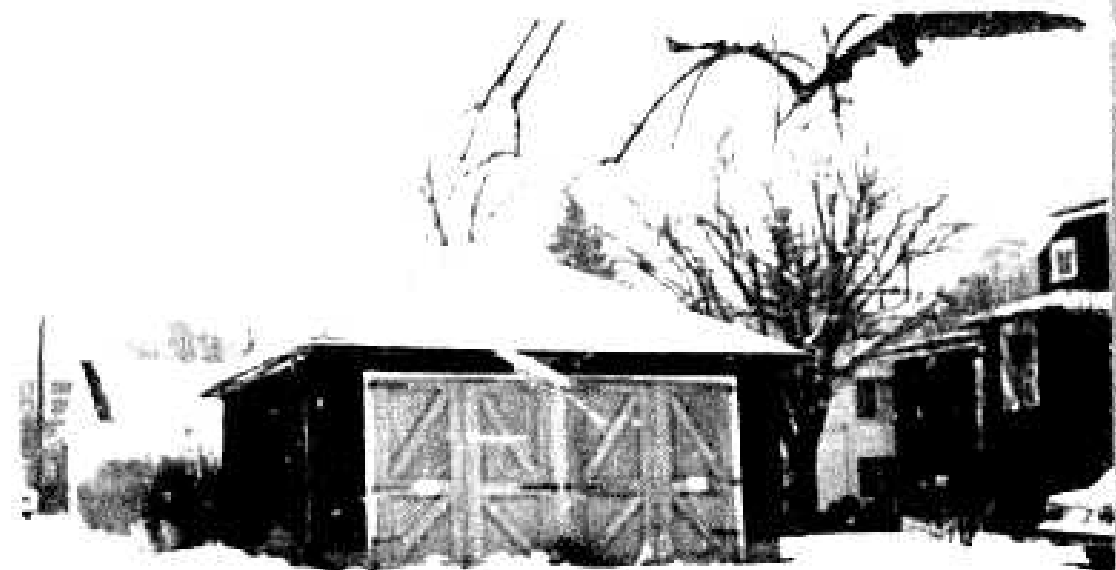


5. 1000 W. 10th St. - 1900

1000 W. 10th St. - 1900



6. 1000 W. 10th St. - 1900



7. 1000 W. 10th St. - 1900



8. 1000 W. 10th St. - 1900



9. 1000 W. 10th St. - 1900



10. 1000 W. 10th St. - 1900



11. 1000 W. 10th St. - 1900



12. 1000 W. 10th St. - 1900



13. 1000 W. 10th St. - 1900



14. 1000 W. 10th St. - 1900



1000 W. 10th St. - 1900



15. 1000 W. 10th St. - 1900



16. 1000 W. 10th St. - 1900



17. 1000 W. 10th St. - 1900



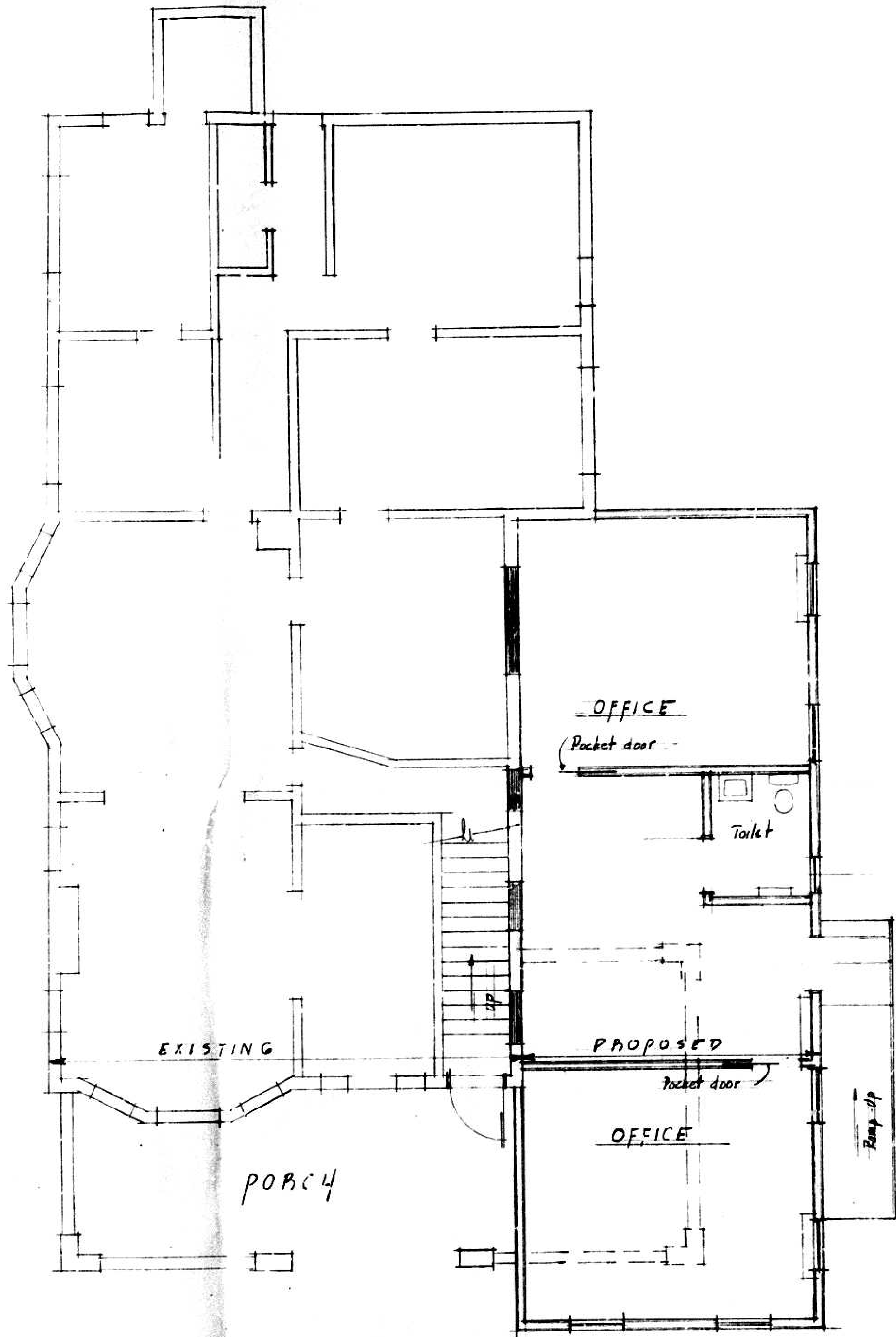
18. 1000 W. 10th St. - 1900



19. 1000 W. 10th St. - 1900



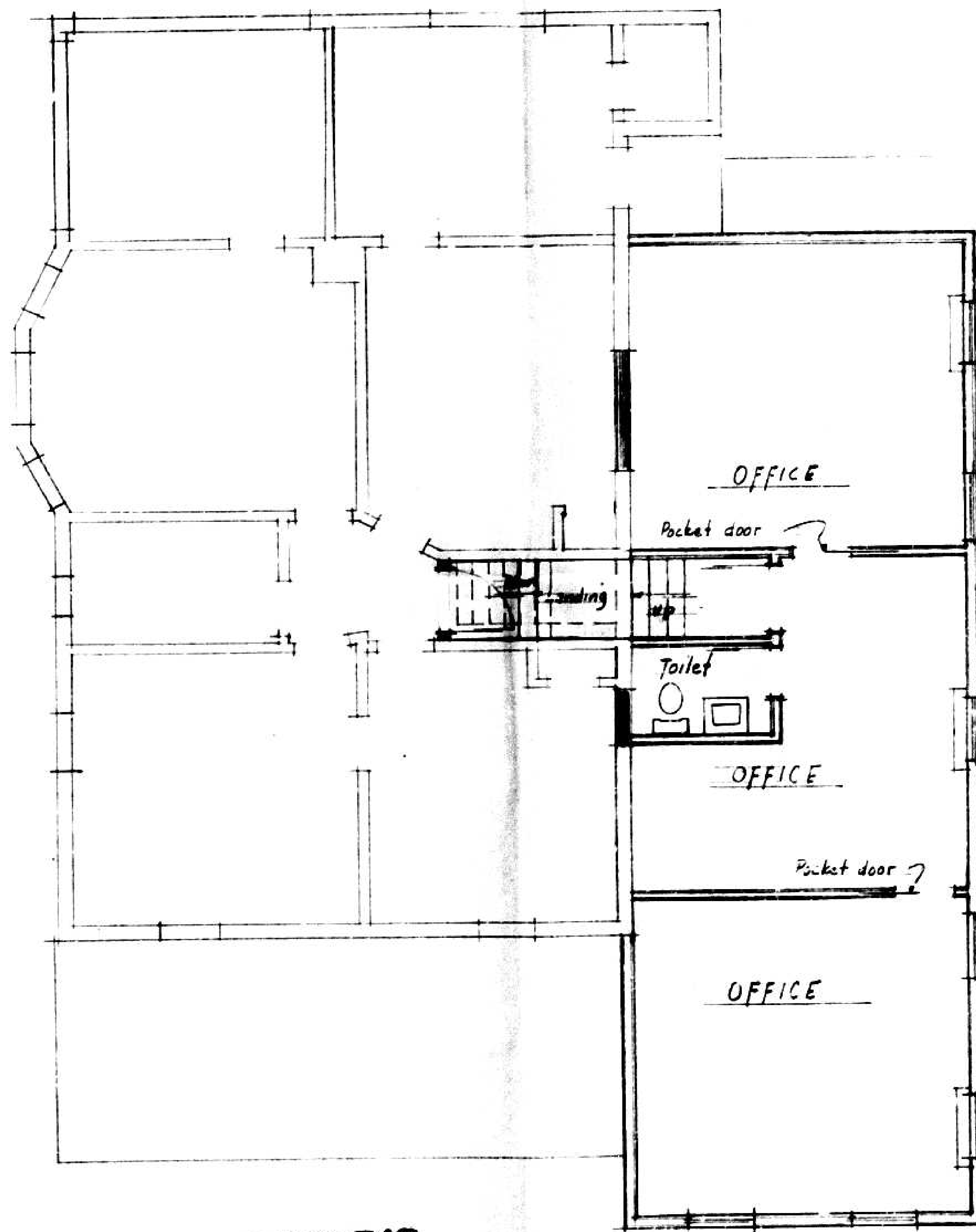
20. 1000 W. 10th St. - 1900



FIRST FLOOR PLAN.

Z.C. 4A.

Charles Vaughan Pippen - Architect

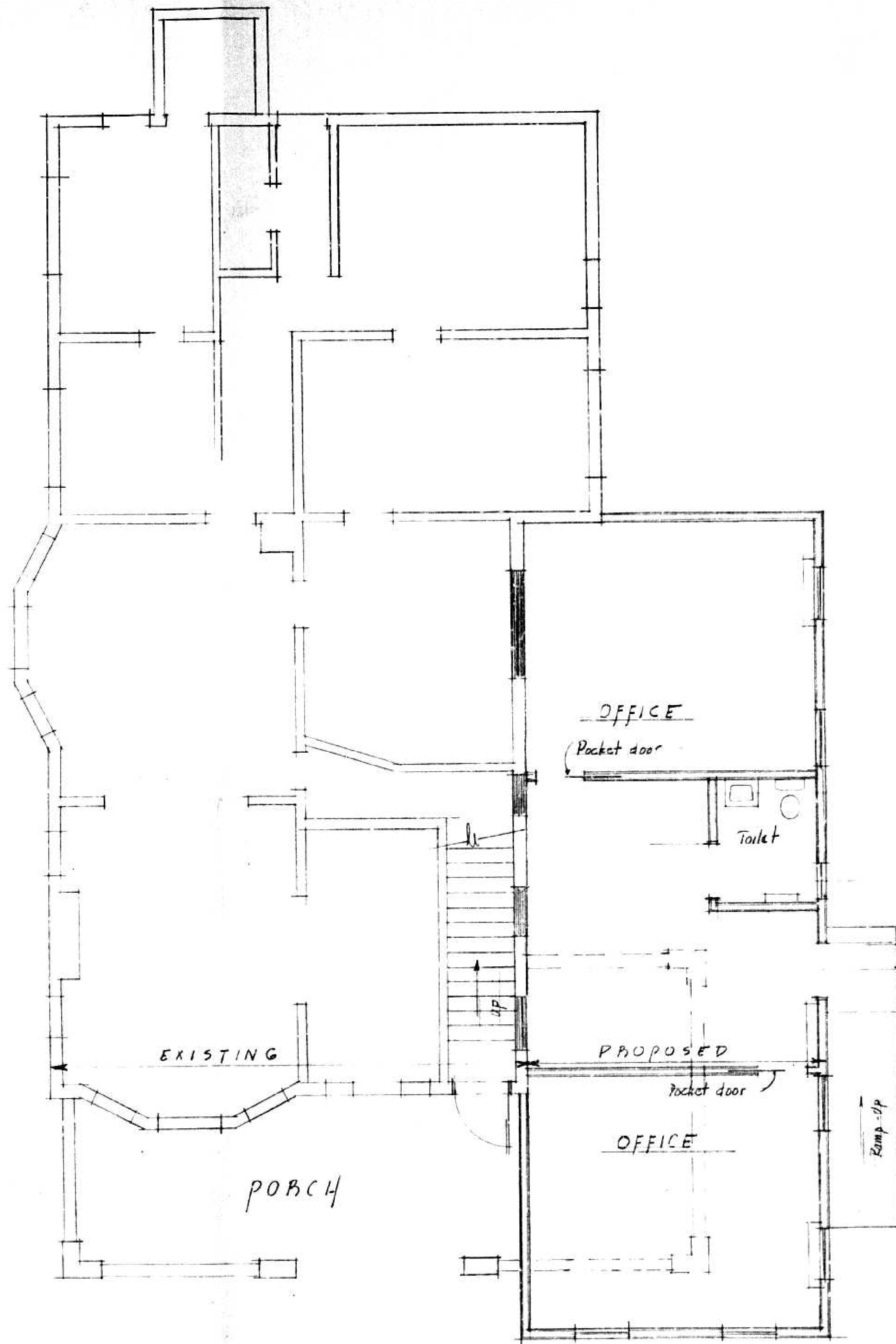


SECOND FLOOR FLOOR.

EXHIBIT 4A
PETITIONER'S

Scale 1/4" = 1'-0"

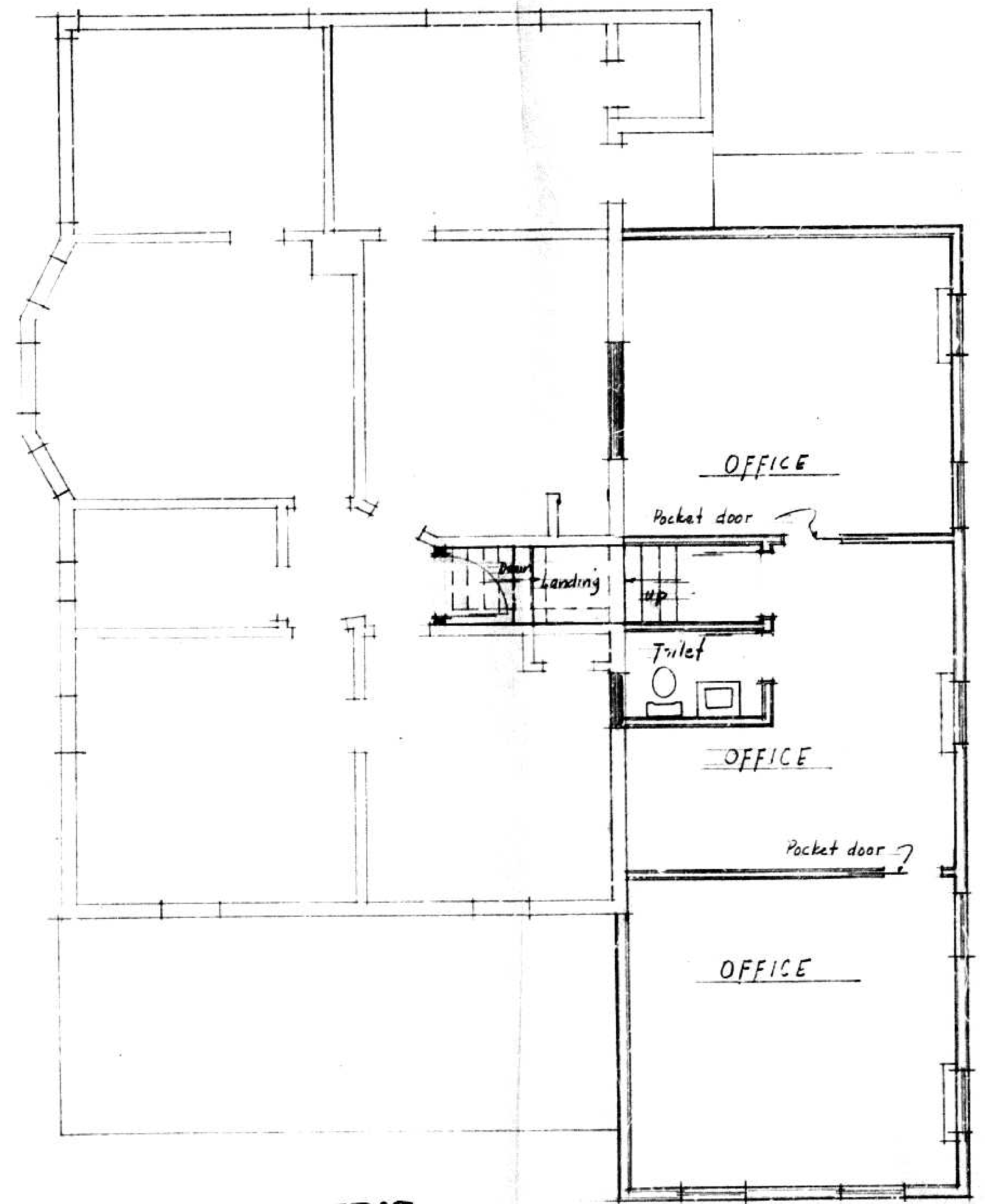
RENOVATIONS TO 408 ALLEGHANNEY AVE.



FIRST FLOOR PLAN.

Z.C. 4A.

Charles Vaughan Pippen — Architect

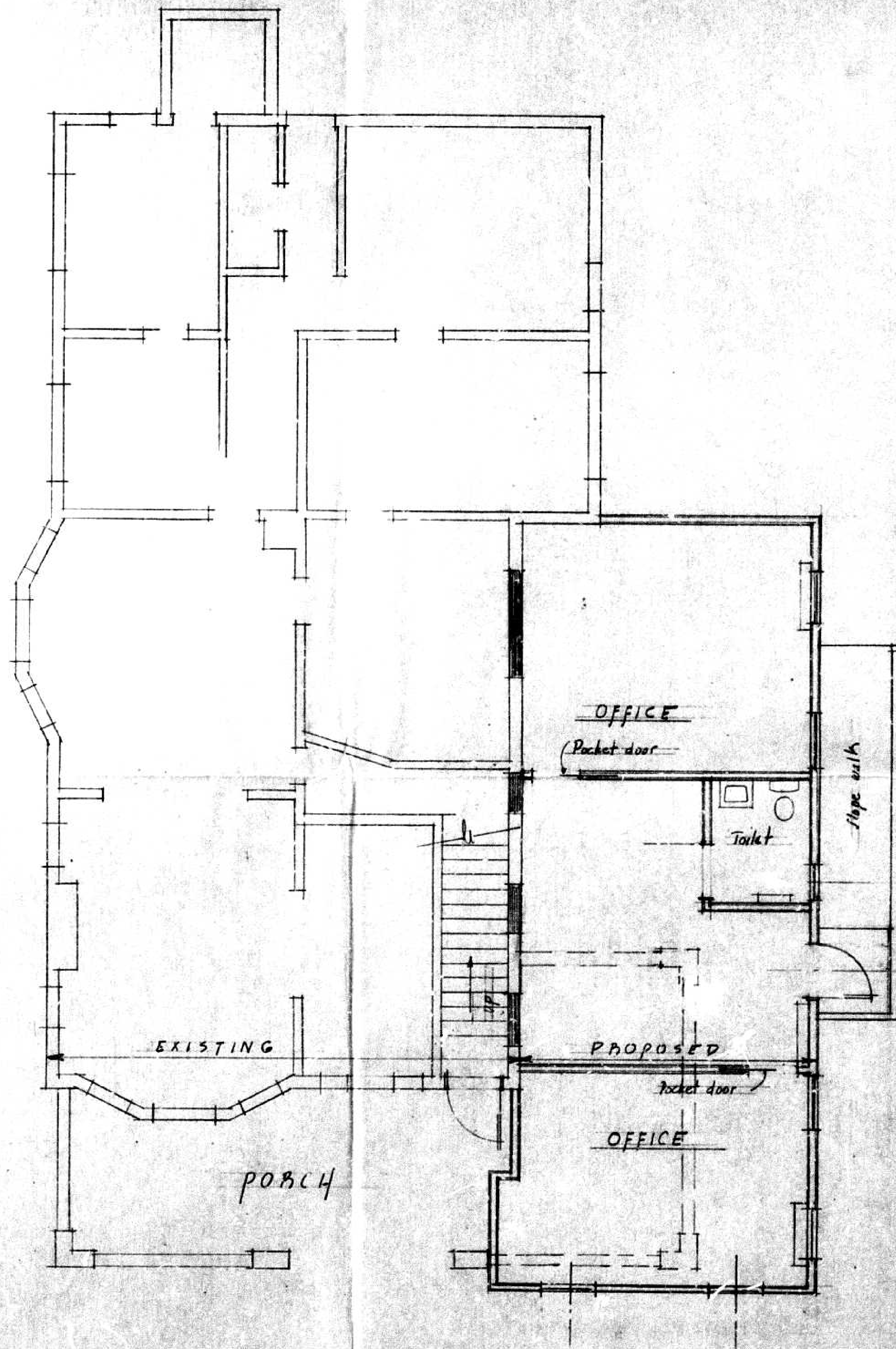


SECOND FLOOR FLOOR.

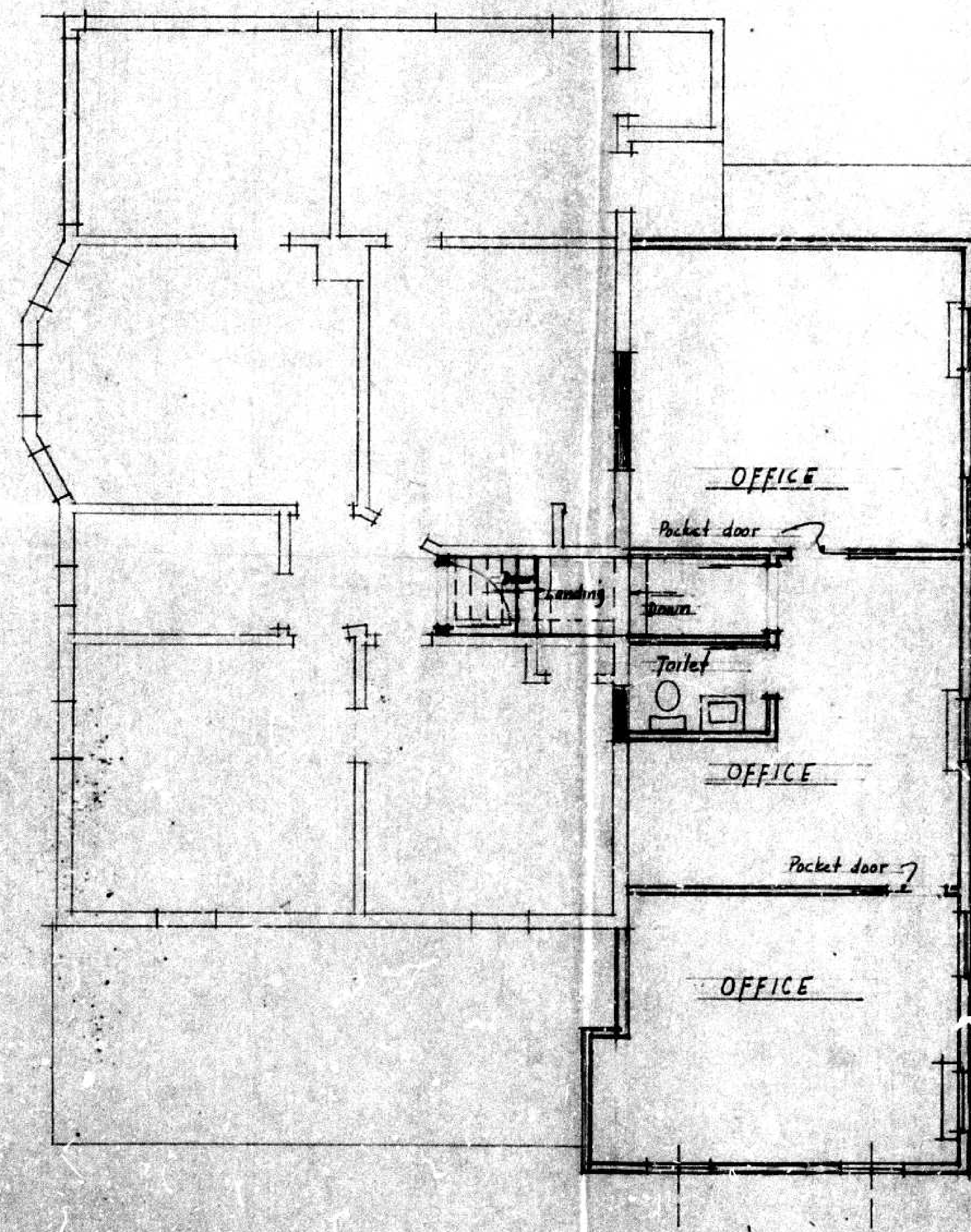
**PETITIONER'S
EXHIBIT 4A**

Scale 1/4" = 1'-0"

RENOVATIONS TO 408 ALLEGHANNEY AVE.

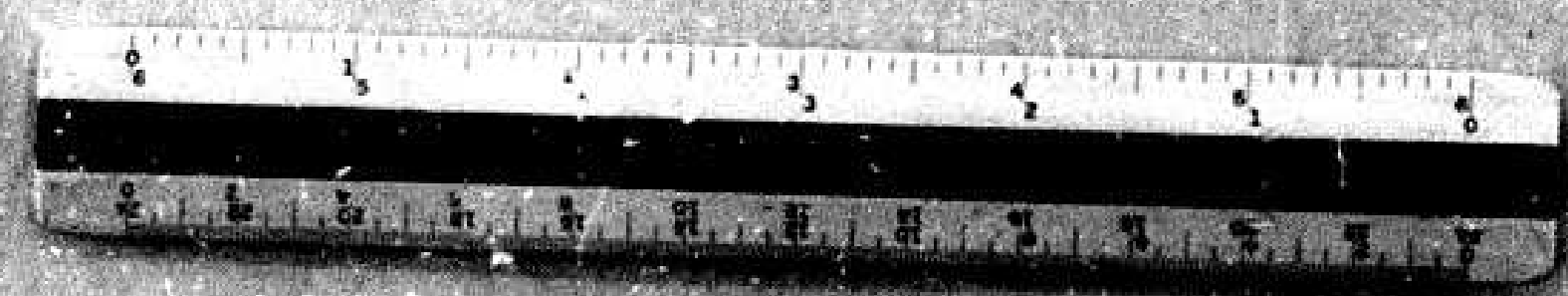


FIRST FLOOR PLAN.



SECOND FLOOR FLOOR.

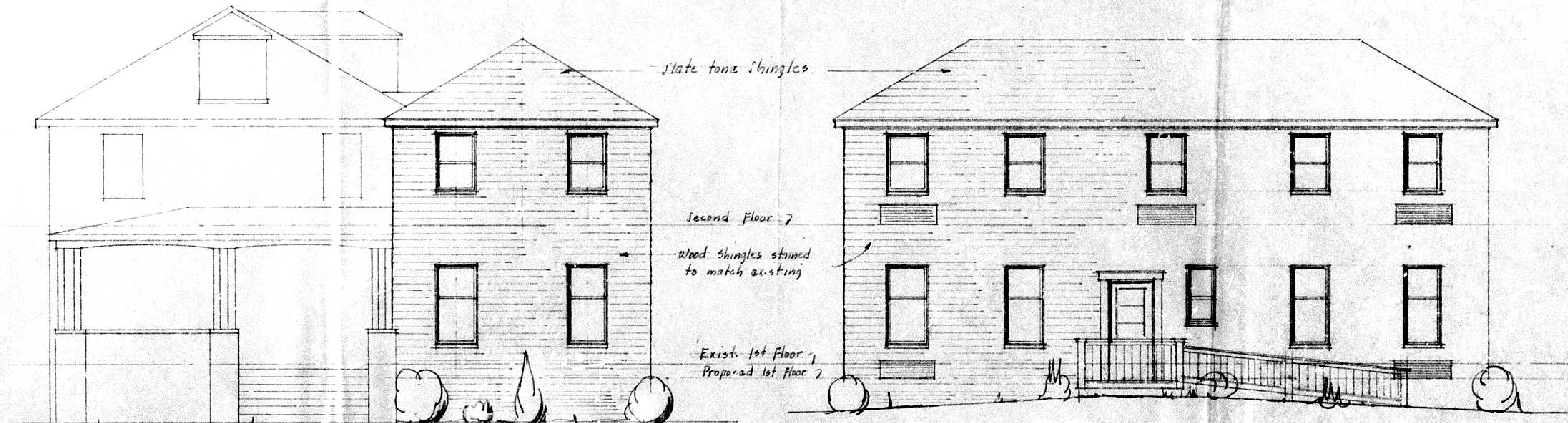
Scale 1/4" = 1'-0"



Charles Vaughan Pippen — Architect

RENOVATIONS TO 408 ALLEGHANNEY AVE.

12/19/82

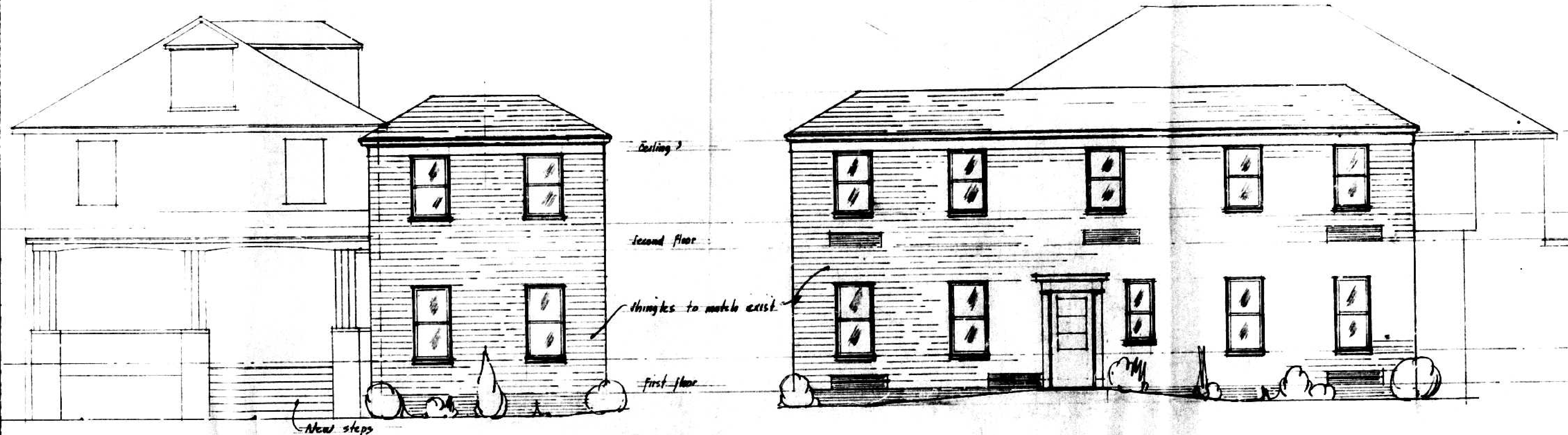


• SOUTH ELEVATION •

• EAST ELEVATION •

Scale 1/4" = 1'-0"



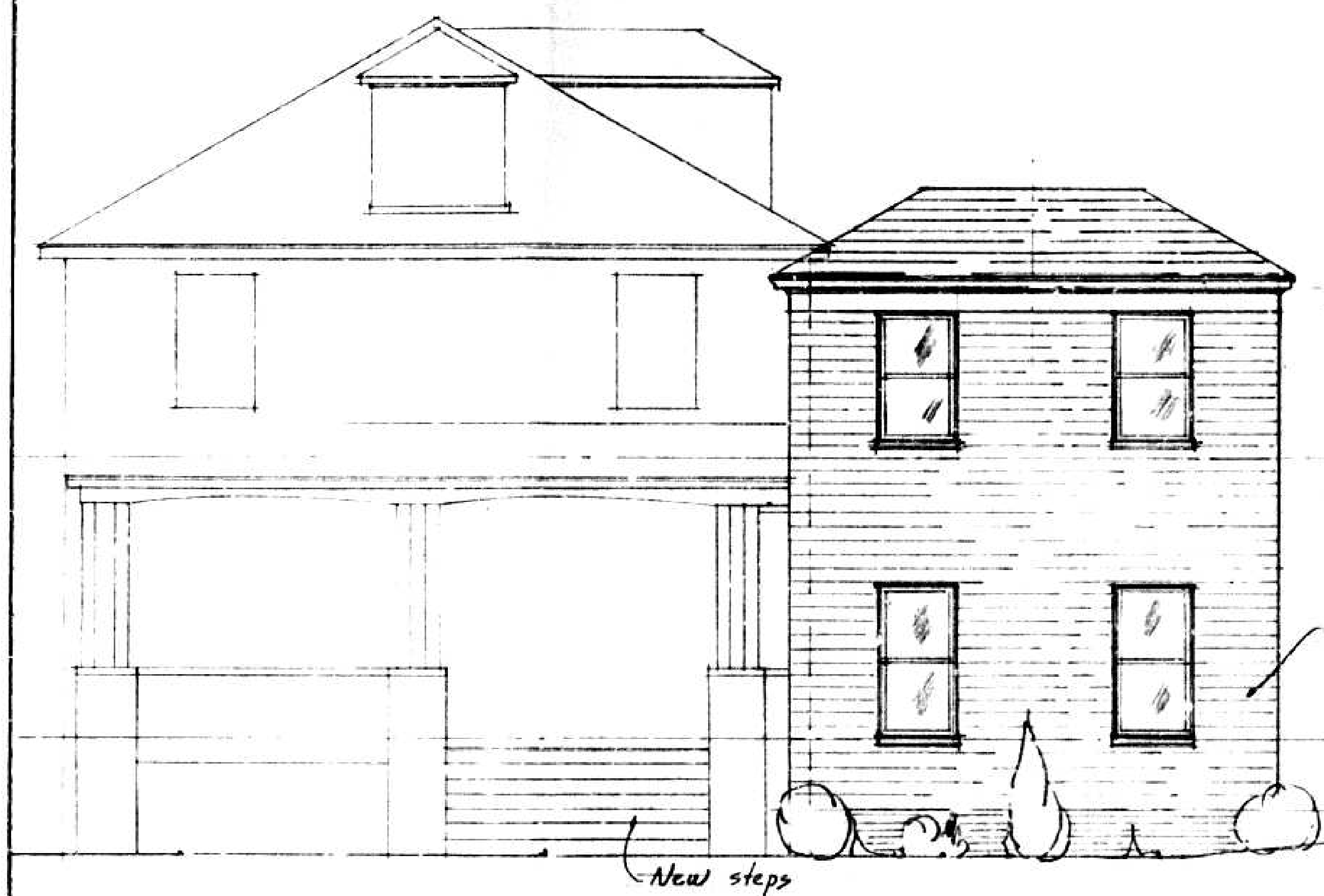


• SOUTH ELEVATION •

• EAST ELEVATION •

PETITIONER'S
EXHIBIT 4B

2.C. Pet. Exh. 4B.



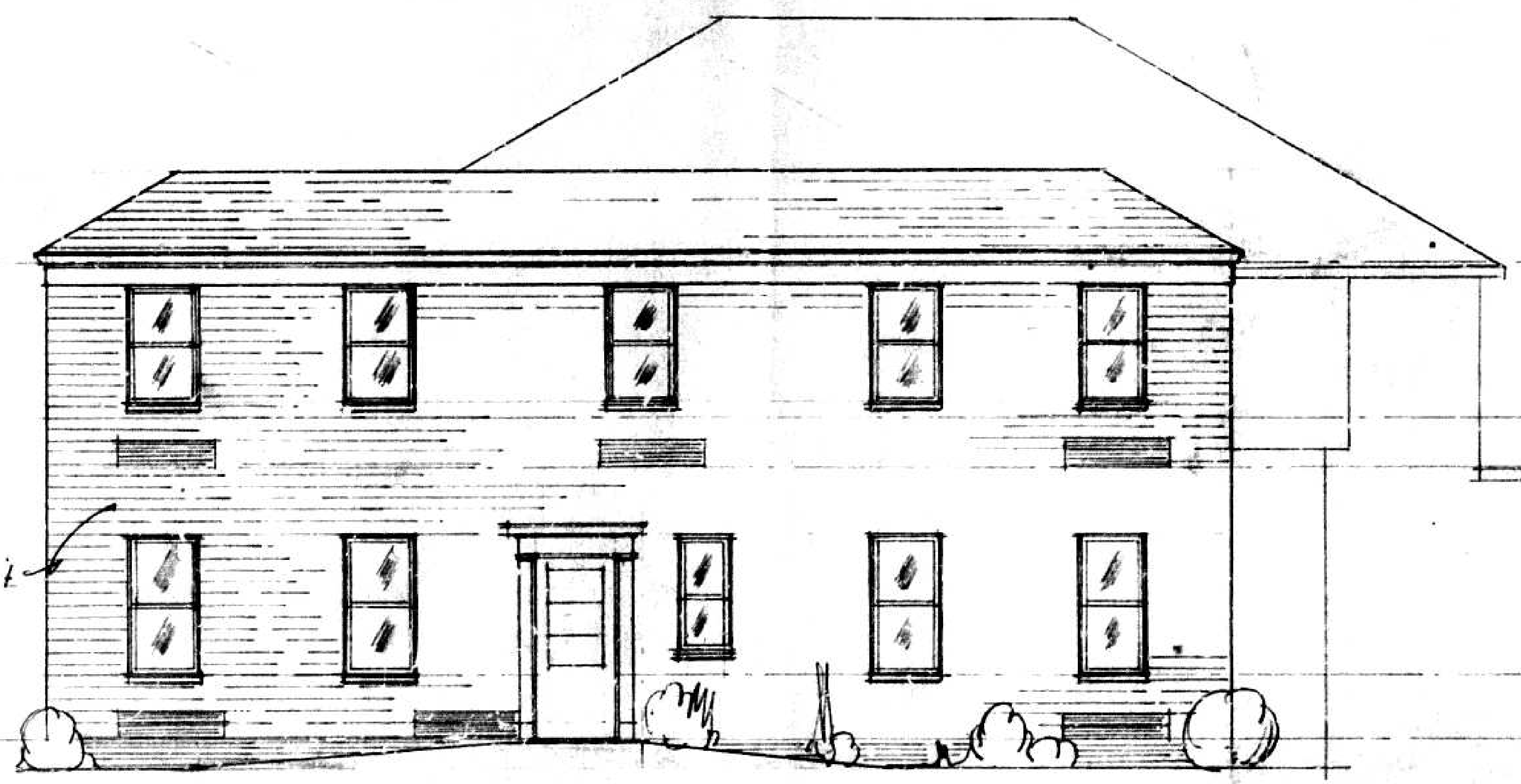
Ceiling

Second Floor

Shingles to match exist

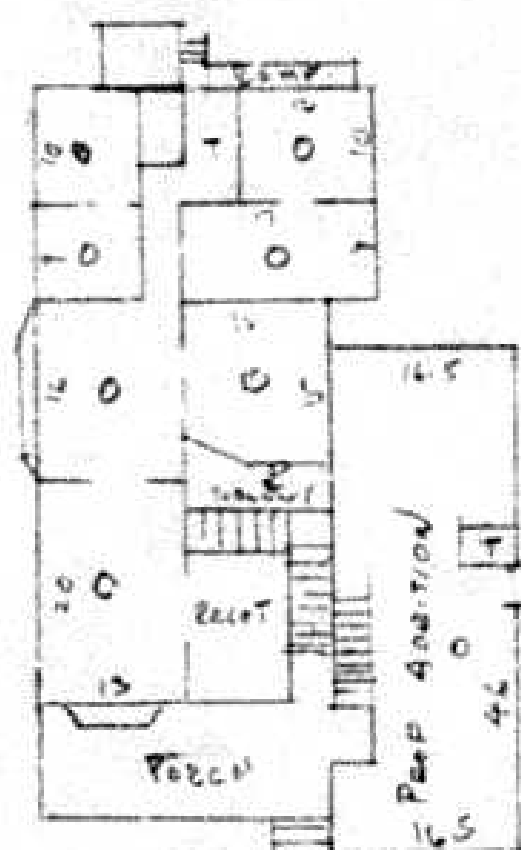
First Floor

• SOUTH ELEVATION •



• EAST ELEVATION •

PETITIONER'S
EXHIBIT 4B



1ST Floor
O = OFFICE

Class B - Officers

Proposed use - Offices

Net Area - 13,500 Sq. Ft. - 0.310 Acres

Gross Area 24000 Sq.Ft. - 0.551 Acres±

Amenity: open space 24000 x .75 = 6000

Amenity open Space Provided 6050

Flow Area Ratio

NO OUT-DOOR LIGHTING

Parking
 First floor area $2310 \div 300 = 8$ spaces Req'd
 Second floor area $1990 \div 300 = 4$ spaces Req'd
 Total 12 spaces Req'd

PARKING SPACES TO BE STRIPED

2 STORY WOOD SHINGLE FRAME BUILDING
ADDITION TO BE WOOD SHINGLE FRAME CONSTR. FLAT ROOF 26X16.5
BASEMENT NO TO BE USED FOR OFFICES

Average $D_{50} \approx T_{80} / 4 = 3.79 \times 4 = 16$

PUBLIC BUS SYSTEM 4 Blocks East 2 Blocks South

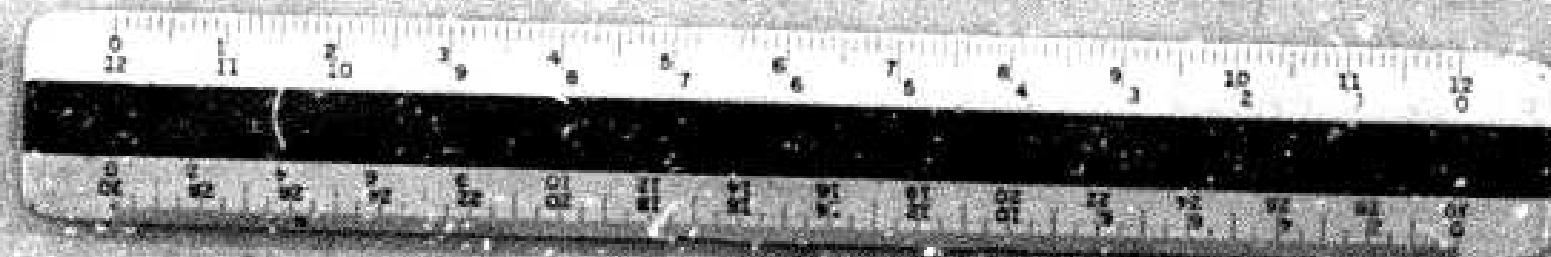
Existing Zoning B.O
Proposed special Exception
for a Class B Office Building
PROPERTY No 09-02-650340

Soil type Glencely Urban

Topography: No Changes in Existing Grades

Hours of operation 7:00AM-9PM (Days)
Max No of employees 17

Proposed addition to existing Building W1150N
16.5' x 46'6" 2 Story Frame wood Shingle Exterior



Onwar +
Developer - Joseph Seipp
4100 N. Charles St
Baltimore, Md. 21218
235-2560
Deed ref 6324-405

NO 408 ALLEGHENY AVE
ELECTION DISTRICT NO 4
COUNCILMANIC DISTRICT NO 4
CENSUS TRACT NO 496702
WATER SHED NO 23
SUB SEWER SHED NO 55

APPROVED
BALTO COUNTY
PLANNING OFFICE

DIRECTOR

DATE



Scale 1" = 20' July 21, 1982

GERHOLD, CROSS & EYSEL
Professional Land Surveyors

412 Delaware Ave
Towson, Md. 21204
835-4570

PETITIONER'S
EXHIBIT