

# PETITION FOR SPECIAL EXCEPTION 84-241-XA

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 Community 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:  
American Legion Reisterstown Post  
116, Inc.  
(Type or Print Name)  
Clarence E. Wirts, Jr.  
Signature Post Commander  
167 Westminister Pike  
Address  
Reisterstown, Maryland 21136  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.: 833-9605

Legal Owner(s):  
Jacob A. Von Gunten  
(Type or Print Name)  
Jacob A. Von Gunten  
Signature  
(Type or Print Name)  
Signature  
Roaches Lane 833-4426  
Address Phone No.  
Reisterstown, Maryland 21136  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Clarence Wirts, Post Commander  
Name  
167 Westminister Pike 833-9605  
Address Phone No.  
Reisterstown, Maryland 21136  
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of February, 1984, 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 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 26th day of March, 1984, at 10:15 o'clock A. M.

Carl Jahn  
Zoning Commissioner of Baltimore County.

ECO-No. 1 (over)

Mr. Clarence E. Wirts, Jr.  
167 Westminister Pike  
Reisterstown, Md. 21136

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 16th day of February, 1984

Arnold Jablon  
Zoning Commissioner  
Petitioner Jacob A. Von Gunten  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

# PETITION FOR ZONING VARIANCE 84-241-XA

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 Variance from Section 14.1.4.5.1.2. of the Zoning Regulations of Baltimore County, to increase the maximum permitted of the 10% of 69626 S.F.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The parking required by Baltimore County Zoning Regulations causes an increase in the coverage from 10% to 11.6% and the landowner is unwilling to sell any additional land.

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

I, or we, agree to pay expenses of above Variance 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:  
American Legion Reisterstown Post 116, Inc.  
(Type or Print Name)  
Clarence E. Wirts, Jr.  
Signature Post Commander  
167 Westminister Pike  
Address  
Reisterstown, Maryland 21136  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.: 833-4426

Legal Owner(s):  
Jacob A. Von Gunten  
(Type or Print Name)  
Jacob A. Von Gunten  
Signature  
(Type or Print Name)  
Signature  
Roaches Lane 833-4426  
Address Phone No.  
Reisterstown, Maryland 21136  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Clarence Wirts, Post Commander  
Name  
167 Westminister Pike 833-9605  
Address Phone No.  
Reisterstown, Maryland 21136  
City and State

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Carl Jahn  
Zoning Commissioner of Baltimore County.

(over)

## Maryland Department of Transportation State Highway Administration

March 21, 1984

Mr. Arnold Jablon  
Zoning Commissioner for Baltimore County  
Baltimore County Office Building  
Towson, Maryland, 21204

Subject: American Legion, Inc., Post 116  
Contract: B 698-313-470  
Item No.: 68808

Dear Mr. Jablon:

This is to formally notify you that the State Highway Administration is concerned with the American Legion Hearing for a zoning variance on March 26th.

The State has purchased their former property on Westminister Pike and as soon as they can relocate, the State will demolish the old building for the construction of the Northwest Expressway.

Therefore, the State has an interest in relocating the American Legion to their new site on time, since any delayed date would cause a holiday in the construction of the expressway and the opening that is scheduled for the Fall of 1986.

Anything that your Department could do to assist the American Legion and the State Highway Administration in accomplishing this relocation on time would be appreciated.

If you have any questions, please contact George J. Horvath at this office.

Very truly yours,

Robert H. Tresselt  
Robert H. Tresselt, Chief  
Right of Way District #4

RHT:GJH:ns

cc: Mr. Robert Knatz,  
Knatz Realty Co.  
Main St., Reisterstown, Md.

George J. Horvath, Jr.  
Acting Asst. Chief, P/W #4

My telephone number is 321-3400  
Teletypewriter for Impaired Hearing or Speech  
363-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free  
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203-0717

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



## PETITION AND SITE PLAN EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1984

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

cc: Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Clarence E. Wirts, Jr.  
167 Westminister Pike  
Reisterstown, Maryland 21136

RE: Item No. 167 - Case No. 84-241-XA  
Petitioner - Jacob A. Von Gunten  
Special Exception and Variance  
Petition

Dear Mr. Wirts:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The following comments from the CRG have been substituted for those of the Zoning Plans Advisory Committee. They 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 suitability of the requested zoning.

In view of your proposal to construct an American Legion Building on this site, the special exception is required. The Variance is included to allow more than 10% of the lot to be covered by impermeable surface in the event that it is determined at the hearing that "porous paving" is impermeable.

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:mch

Enclosures

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Jacob A. Von Gunten  
84-241-XA

Date: March 13, 1984

The plan was approved by CRG "subject to a zoning hearing with regard to the porous paving satisfying the requirement for the 10% coverage factor and water quality". This office is opposed to the granting of a variance to the 10% coverage factor. In particular, please note Section 502.1h (Bill No. 45, 1982) of the Baltimore County Zoning Regulations.

Norman E. Gerber  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/sf

## COUNTY REVIEW GROUP MEETING MINUTES

Wednesday, February 1, 1984

### AMERICAN LEGION POST 116 DISTRICT 4 C3

### COUNTY REVIEW GROUP - THOSE PRESENT

Gilbert S. Benson, Chairman - Dept. of Public Works  
Eugene A. Sobor, Co-Chairman - Office of Current Planning

### Agency Representatives

Diana Iltter - Zoning  
Susan Carrell - Planning  
Paul Koch - Public Services  
Bob Powell - Health Dept.  
Greg Jones - Traffic Engineering

### Developer's Representatives

Robert S. Knatt, Jr. - Realtor  
Clarence Wirtz, Jr. - Cdr., American Legion 116  
Jacob vonGunten - Owner  
Douglas A. Lawrence - Financial Officer, American Legion  
Cornelius E. Cole - Judge Advocate, American Legion  
Charles K. Stark - G. W. Stephens, Jr. & Assoc., Inc.

The meeting was called to order at 10:45 a.m. by Mr. Gilbert S. Benson, Chairman of the County Review Group. Mr. Benson introduced the members of the committee and stated the purpose of the meeting.

Mr. Charles Stark, developer's engineer, presented the plan. The American Legion was forced to relocate because the State Highway Administration was taking their present site on Rt. 140 for the Northwest Expressway. The Legion is now attempting to acquire this piece of land from Mr. Jacob vonGunten. They propose to place the facility on the ridge of this tract, and the land in front and rear of the building will remain as green area. A private well and septic system will be used for this facility. Access is proposed from from Rt. 140. Porous paving is being proposed within this site.

Susan Carrell, Office of Planning, summarized the written comments submitted from Health, Developers Engineering Division, State Highway Administration, Planning, Zoning, and Traffic Engineering. A copy of these comments was given to the developer and developer's engineer and have been made a part of these minutes. Miss Carrell's summary is as follows: Health approves the plan as submitted subject to the conditions set forth by that office.

A storm drain study is required and establishment of easements. All interior



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

COUNTY REVIEW GROUP  
COMMENTS ON PROPOSED SUBDIVISION PLANS  
BALTIMORE COUNTY DEPARTMENT OF HEALTH

*American Legion - Reisterstown Post #116*  
Subdivision Name, Section and/or Plat

*American Legion Post #116*  
Developer and/or Engineer

*Liberty Reservoir*  
Watershed No. of Lots *1* Total Acreage *16* Private *Private*  
c. Units Water Sewer

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- ☒ Soil percolation test have been conducted. Revised plans, *X* must be submitted prior to approval of plat. *X* are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- ☒ A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, *X* are not required, *X* is incomplete and must be revised, *X* has/have been reviewed and approved.
- ☒ A Water Appropriation Permit Application, must be submitted, *X* has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- ☒ It is recommended the plan, *X* be approved as submitted subject to the following conditions noted: *in the attached memo dated January 31, 1984*
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

SS 783R

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: January 31, 1984

FROM: Stephanie Taylor

SUBJECT: ENVIRONMENTAL EFFECTS REPORT AMERICAN LEGION POST #116  
CRG MEETING FEBRUARY 1, 1984 10:45 A.M.

PLANT REVIEW NOTES

- Proposed building and parking area on 16.0 acres.
- Individual water and individual septic system proposed.
- Liberty Reservoir watershed.
- area of Codorus (Cu) soil exists on site. No development is proposed in this area.
- A tributary of Gwynn's Falls crosses site.
- Stormwater management is required.
- Proposed impervious area is 2.7 acres.

RESPONSES

The owner agrees in writing to comply with the following best management practices at this site:

- All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- Filling will not occur in grassed or lined drainage ditches or swales.

SAT:pms

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: January 30, 1984

FROM: Edward A. McDonough, P.E., Chief  
Developers Engineering Division

PROJECT NAME: American Legion Post #116  
PROJECT NUMBER: #84007  
LOCATION: N/S of New Westminster Pike,  
N. of Ivy Hill Road  
DISTRICT: 4C3

The Plan for the subject site, dated September 21, 1983, with the latest revision dated January 12, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

As no County roads are involved, this office has no comment.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer 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. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, right-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Project #84007  
American Legion Post #116  
Page 2  
January 30, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.

The Developer 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 Developer.

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.

Drainage studies and storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial or the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm water management must comply with the requirements of the 1982 Baltimore County Storm Water Management Policy and Design Manual adopted January 17, 1983 and as amended.

Project #84007  
American Legion Post #116  
Page 3  
January 30, 1984

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

The Developer must furnish the Bureau of Public Services with a drainage study containing the following information:

- A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- Field run cross-sections of the stream with the flood plain of a 100-year design storm indicated on them. These sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- A profile of the stream.
- A plan with the location of the field run cross-sections indicated.
- Hydraulic computations which were used to establish the elevation of the flood plain for each cross-section based on "The Standard Step Method" or "The U. S. Corps of Engineers Computer Program HEC-2."
- The stream is to be cleared of all fallen trees, stumps and debris.

In accordance with Bill No. 56-82, filling within a flood plain is prohibited.

Sediment control provisions will be required for the building permit application and for any grading involved.

WATER AND SANITARY SEWER COMMENTS:

Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with Health Department requirements. A water appropriation permit must be approved prior to signature on the record plat.

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Health requirements.

*E. McDonough*  
EDWARD A. McDONOUGH, P.E., Chief  
Developers Engineering Division

EAM:PMK:iss

cc: file



Maryland Department of Transportation  
State Highway Administration

Lowell K. Orndorff  
Secretary  
M. S. Calhoun  
Administrator

January 5, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Bldg.  
Towson, Md. 21204

Attention: Mr. N. Comodari

Re: ZAC Meeting of 1-3-84  
ITEM: #167  
Property Owner: Jacob A. Von Gunten  
Location: N/E side  
Westminster Pike (Route 140)  
2700' N/W Ivy Mill Road  
Existing Zoning: R.C. 4  
Proposed Zoning: Special  
Exception for community  
building  
Acres: 16  
District: 4th

Dear Mr. Jablon:

On review of the revised site plan of 12-9-83 and field inspection, the State Highway Administration will require the plan to be revised.

The revised plan must show the following:

- S.H.A. Type "A" channelization (concrete curb and gutter) must be constructed along the entire frontage of the site.
- A radius return entrance of 30' in width and 10' radii must be shown.
- The proposed S.H.A. roadside curb and gutter must meet the existing curb and gutter to the northwest and be mowed down at the southeast property line.
- The face of roadside curb must be 12' from the edge of the traveledway at Route 140 (Westminster Pike).

January 5, 1984

Mr. A. Jablon

- The existing shoulder must be overlaid in conjunction with the additional paving and a 135' taper to the southeast.
- The proposed entrance grade must be at a +3% grade into the site from Route 140 (Westminster Pike).

It is requested the plan be revised prior to a hearing date being set.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:rvd

cc: Mr. J. Ogle (w-attachment)  
G.W. Stephens & Assoc. (w-attachment)





# Maryland Department of Transportation

State Highway Administration

Lowell H. Brinkley  
Secretary  
W. S. Calhoun  
Assistant

February 16, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Bldg.  
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 1-3-84  
ITEM: #167  
Property Owner: Jacob A. Von Gunten  
Location: N/E side Westminster Pike (Route 140)  
2700' N/W Ivy Mill Road  
Existing Zoning: R.C. 4  
Proposed Zoning: Special Exception for community building  
Acres: 16  
District: 4th

Dear Mr. Jablon:

On review of the revised site plan of 1-27-84, the State Highway Administration finds the plan generally acceptable.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:vrd

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Twentyseventer for impaired hearing or speech  
333-7656 Baltimore Metro - 565-0451 D.C. Metro - 1-800-495-5983 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 1-3-84  
Item # 167  
Property Owner: Jacob A. Von Gunten  
Location:

Dear Mr. Jablon:

The Division of Current Planning and Zoning has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/27/84.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

APPROVED C.R.G. PLAN DATA 2-1-84  
ALL REQUIREMENTS EXCEEDS THE 10% IMPERMEABLES  
SURFACE LIMITATION.

*Eugene A. Bober*  
Eugene A. Bober  
Chief, Current Planning and Development

cc: James Roswell

SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING

DATE: January 31, 1984

PROJECT NAME: American Legion Post #116 PLAN: XXXXXXXXXXXXXXXX  
COUNCIL & ELECTION DISTRICT: IV-252 PLAN EXTENSION:  
REVISED PLAN:  
PLAT:

The Office of Planning and Zoning has reviewed the subject plan and has the following comments:

- The handicapped parking spaces should be relocated closer to the building.
- A landscape plan should be submitted with the building permit application.
- A Plat is required which must be recorded prior to issuance of building permits.

*Susan Carrell*  
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: February 1, 1984

FROM: ZONING

PROJECT NAME: American Legion Post 116 PLAN: /  
LOCATION: N Side of New Westminster Pike DEVELOPMENT PLAN:  
DISTRICT: 4th Election District PLAT:

The following comments are based on a plan dated January 3, 1983.

1. A Petition for Special Exception for a community building in an R.C.4 Zone, Item 167, was filed with this office on December 23, 1983. This Petition must be amended to include a Variance to setback requirements of 10 feet for the pavilion instead of 50 feet and for a distance between buildings of 30 feet instead of 100 feet.
2. The following revisions must be on the plan prior to CRG approval:
  - A. The acreage of the overall tract must be shown on the plan. The 16.2 acre American Legion site must be deducted from that overall acreage for density purposes.
  - B. Calculations must be shown on the plan which show how the coverage factor was determined. The coverage factor in R.C.4 is a maximum of 10%. If the porous paving area has not been included in the calculations for the impermeable surface area, it will be the Petitioner's responsibility to demonstrate at the Zoning hearing why this type of paving is not to be considered impermeable.
  - C. Parking calculations must be revised to add the pavilion to the parking calculations.
3. CRG approval may occur; however, final approval of plat and building permit is contingent upon the outcome of the Special Exception and Variance hearings.

*Diana Iffer*  
DI:mr  
7/32/83  
Diana Iffer  
Zoning Associate III

## DEPARTMENT OF TRAFFIC ENGINEERING BALTIMORE COUNTY, MARYLAND

TO : Mr. Robert A. Morton DATE: January 31, 1984  
FROM : C. Richard Moore  
SUBJECT: C.R.G. COMMENTS

PROJECT NAME: American Legion Post 116 C.R.G. PLAN: X  
PROJECT NUMBER & DISTRICT: 4C2 DEVELOPMENT PLAN:  
LOCATION: Westminster Pike N. of Ivy Mill Road RECORD PLAT:

The entrance on Westminster Pike needs to be

35ft. wide.

*C. Richard Moore*  
C. Richard Moore  
Acting Deputy Director  
Traffic Engineering

CRM/GMJ/cem



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
CHIEF

February 14, 1984

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Jacob A. Von Gunten

Location: NE/S Westminster Pike 2700' N/W Ivy Mill Road

Item No.: 167 Zoning Agenda: Meeting of January 3, 1984

Gentlemen:

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.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 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.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (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", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Leo J. Kelly* 2-14-84 Noted and Approved: *George M. Wagonet*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb \* Angle of departure on roadway shall not exceed 8 degrees for rear clearance of fire apparatus, according to NFPA 901, 1979 Edition Sec. 2-3.2.5.



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3510

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 167 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jacob A. Von Gunten  
Location: NE/S Westminster Pike 2700' N/W Ivy Mill Road  
Existing Zoning: R.C. 4  
Proposed Zoning: Special Exception for community building

Acres: 16  
District: 4th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- (B) A building/ & other permit shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group, of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 501, line 2, Section 1107 and Table 1102, also Section 503.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 502 and the required construction classification of Table 501.
- (I) Comments - Separate permits for the pavilion on the main structure shall be required. Construction plans will be reviewed and submitted for a permit.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,  
*Charles E. Burman*  
Charles E. Burman, Chief  
Plans Review

CRJ:ec

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 3, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of:  
January 3, 1984  
RE: Item No: 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, & 168.  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,  
*Wm. Nick Petrovich*  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP:th



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
PETITION FOR VARIANCE  
NE/S Westminster Pike  
2,700' NW from Ivy Mill Rd.,  
4th District

JACOB A. VON GUNTEN, : Case No. 84-241-XA  
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 16th day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Jacob A. Von Gunten, Roaches Lane, Reisterstown, MD 21136, Petitioner; and Clarence Wirts, Post Commander, American Legion Reisterstown Post #116, Inc., 167 Westminster Pike, Reisterstown, MD 21136, Contract Purchaser.

Phyllis Cole Friedman  
Phyllis Cole Friedman

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

March 27, 1984

Claude L. Callegary, Esquire  
413 St. Paul Place  
Baltimore, Maryland 21202  
  
RE: Petition for Special Exception  
and Variance  
NE/S Westminster Pike, 2700'  
from Ivy Mill Road - 4th Election  
District  
Jacob A. Von Gunten - Petitioner  
Case No. 84-241-XA (Item No. 167)

Dear Mr. Callegary:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Sincerely,

Arnold Jablon  
ARNOLD JABLON  
Zoning Commissioner

AJ:eoh

Attachments

cc: People's Counsel

February 29, 1984

Mr. Jacob A. Von Gunten  
Roaches Lane  
Reisterstown, Maryland 21136

NOTICE OF HEARING

Re: Petitions for Special Exception and Variance  
NE/S Westminster Pike, 2,700' NW from  
Ivy Mill Road  
Jacob A. Von Gunten - Petitioner  
Case No. 84-241-XA

TIME: 10:15 A.M.

DATE: Monday, March 26, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

cc: American Legion Reisterstown Post  
No. 116, Inc.  
c/o Clarence Wirts, Post Commander  
167 Westminster Pike  
Reisterstown, Maryland 21136

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 126849

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 123265

DATE: 3-23-84 ACCOUNT: R-01-615-000

AMOUNT: 100.00

PAID TO: Jacob A. Von Gunten

C 001\*\*\*\*\*1000010 #236A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 4th Date of Posting: 3-8-84  
Posted for: Special Exception and Variance  
Petitioner: Jacob A. Von Gunten  
Location of property: NE/S Westminster Pike, 2,700' NW  
from Ivy Mill Road  
Location of Sign: NE/S Westminster Pike, approx. 2.5 mi.  
NW from Ivy Mill Road  
Remarks:  
Posted by: [Signature] Date of return: 3-16-84  
Number of Signs: 2

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

ZONING LOCATION: Northeast side Westminster Pike, 2,700 ft. Northwest from Ivy Mill Road

DATE & TIME: Monday, March 26, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception and Variance to permit an impermeable coverage of 13.6% or 94,787 sq. ft. instead of the maximum permitted 10% or 69,696 sq. ft.

Being the property of Jacob A. Von Gunten, as shown on plat plan filed with the Zoning Department.

IN THE EVENT THAT THESE PETITIONS ARE GRANTED, A BUILDING PERMIT MAY BE ISSUED WITHIN THE THIRTY (30) DAY APPEAL PERIOD. THE ZONING COMMISSIONER WILL, HOWEVER, ASCERTAIN ANY REQUEST FOR A STAY OF THE ISSUANCE OF SAID PERMIT DURING THIS PERIOD FOR GOOD CAUSE SHOWN. SUCH REQUEST MUST BE RECEIVED IN WRITING BY THE DATE OF THE HEARING SET ABOVE OR MADE AT THE HEARING.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md. March 8, 1984

TIFY that the annexed Exception and Variance (one) successive weeks/days previous day of March 19, 1984, in the County Times, a daily newspaper published in Westminster, Carroll County, Maryland. Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland. City Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANHAM COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

March 16, 1984

Mr. Jacob A. Von Gunten  
Roaches Lane  
Reisterstown, Maryland 21136

Re: Petitions for Special Exception and Variance  
NE/S Westminster Pike, 2700' NW from Ivy  
Mill Road  
Jacob A. Von Gunten - Petitioner  
Case No. 84-241-XA

Dear Mr. Von Gunten:

This is to advise you that \$56.32 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 128231

DATE: 3-26-84 ACCOUNT: R-01-615-000

AMOUNT: \$56.32

RECEIVED FROM: American Legion #116

FOR: advertising & posting Case 84-241-XA (Jacob A. Von Gunten)

C 031\*\*\*\*\*563210 0260A

VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
503 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description to Accompany Petition  
for Special Exception

December 14, 1983

Beginning for the same on the northeast right of way line of Westminster Pike (Route 140) 80 feet wide discant 2700 feet more or less measured northwesterly from Ivy Mill Road thence binding on said northeast right of way line;

- 1) North 28° 07' 57" West 305 feet more or less thence
- 2) North 51° 10' 06" East 2240 feet more or less thence along the southwest right of way line of the Western Maryland Railroad
- 3) Southeasterly 330 feet more or less and thence
- 4) South 51° 10' 06" West 2415 feet more or less to the place of beginning.

Containing 16 acres of land more or less.

This description compiled from deeds and not an actual survey.

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

4th Election District

ZONING: Petition for Special Exception and Variance  
LOCATION: Northeast side Westminster Pike, 2,700 ft. Northwest from Ivy Mill Road  
DATE & TIME: Monday, March 26, 1984 at 10:15 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a community building and Variance to permit an impermeable coverage of 13.6% or 94,787 sq. ft. instead of the maximum permitted 10% or 69,696 sq. ft.

Being the property of Jacob A. Von Gunten, as shown on plat plan filed with the Zoning Department.

In the event that these Petitions are granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, ascertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD, March 8, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 8th day of March, 1984, before the 16th day of March, 1984, the 1st publication appearing on the 8th day of March, 1984.

THE JEFFERSONIAN,  
L. L. Smith, Jr.  
Manager

Cost of Advertisement, \$ 20.00









not intercept percolate until about 1 hour after the storm began, after about 0.4 in of rainfall when the higher intensity portion of the storm began. Once these lysimeters began to register percolate, their accumulation paralleled that of the rainfall almost minute by minute and inch by inch. They each collected about 1.7 of the 2.3 in of rain, or about 75%. The deep lysimeter (3.9 ft) did not intercept percolate until about 1 hour after the shallow lysimeters, or about 2 hours after the storm, after virtually all of the rain had fallen. It began to collect percolate at a rate of about 0.5 in/hr and was still responding 7 hours later, although slowly. We do not know the total storm catch by the deep lysimeter since it responded to additional rainfall later in the day before the first catch was complete. At the time of the later storm, the deep lysimeter catch had come to within 0.2 in of those of the shallow and intermediate lysimeters.

The grass plot lysimeter collected percolate from the storm at almost the same timing, rate, and amount as did the deep porous plot lysimeter, even though the grass plot lysimeter is placed only 1.4 ft below the soil surface. The wetting front under the grass plot traveled through 1.4 ft of soil in the same amount of time as it took the wetting front under the porous asphalt plot to traverse 3.9 ft (porous pavement, gravel, and broken rock). The total catch was also about the same, 1.5 in of rain. The lysimeter catch, plus the 0.5-in runoff from the grass plot, closely approximated the rainfall depth (2.3 in).

Since no rain had occurred for about 2 weeks prior to this storm, the groundwater level had become relatively constant under the center of the porous asphalt plot at about 18 ft below the plot surface, or at an elevation of about 306 ft above mean sea level (Figure 1). The groundwater level in the observation well began to increase at about 0500 hours, shortly after rainfall stopped, and more importantly, only about 15 min after the deep lysimeter first recorded percolate. While the shallow and intermediate lysimeters (0.5 and 1.8 ft depth) registered percolate almost immediately after the sharp increase in rainfall intensity at about 0330 hours, the deep lysimeter (3.9 ft depth) did not begin to intercept percolate until about 1 hour later. The effect of the storm was then observed at the groundwater table (18 ft depth) only 15 min after that. The groundwater level under the center of the porous asphalt plot rose about 12 ft, which corresponds to an increase rate of about 5 ft per inch of rainfall, or 7 ft per inch of percolate.

Figure 2 shows the configuration of the groundwater surface near the porous asphalt plot 3 days before, 4 hours after, and 2 days after the August 28, 1978 rainstorm. The outline of the plot is superimposed on the figure for reference, as are the locations of all observation wells used to determine water table configurations. In feet within a reference coordinate system we use on the site. Note the contour interval on the storm plot is 2 ft, whereas the before- and after-storm plots are at 1-ft contour intervals.

The pre-storm water table configuration illustrates a relatively level groundwater surface near the porous asphalt plot, with just the slightest evidence of elevated levels under it. There had been no rain for 3 days previous. The middle plot shows the groundwater topography just after the storm, 2700 hours. This time corresponds almost

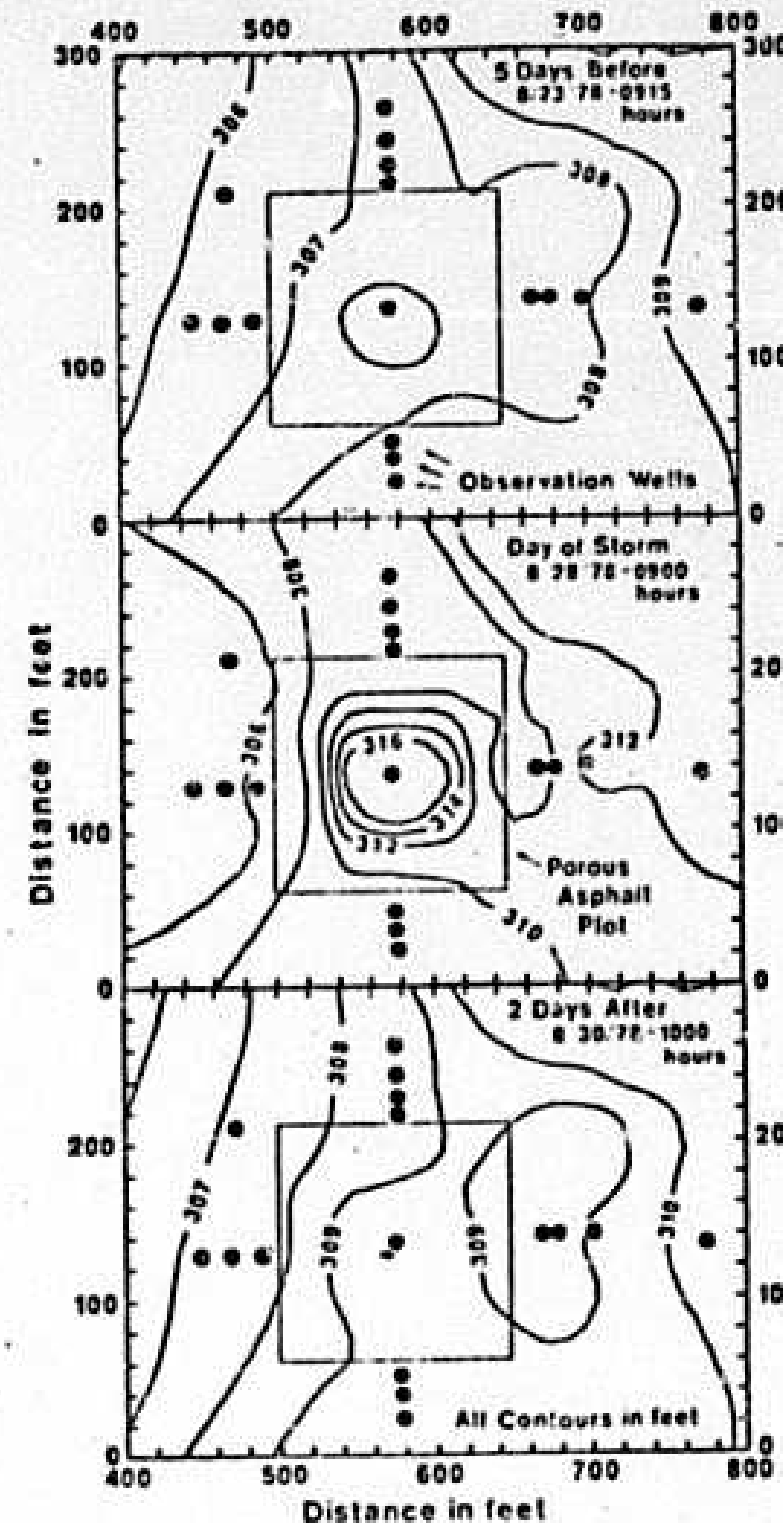


Figure 2. Groundwater elevation around the porous asphalt plot before, during, and after the storm of August 28, 1978.

exactly to the time of maximum water level elevation in the well under the center of the porous asphalt plot (Figure 1). A pronounced and very localized groundwater mound had been formed by the differential recharge, and the migration of all water level contours to the right of the plot indicates the general recharge that occurred under the entire land area around the plot. The water table configuration 2 days after the storm was remarkably similar to that preceding the storm, but water levels were about 1 ft higher, and the groundwater mound was just slightly more exaggerated.

The groundwater mound, formed by the difference in recharge between the porous asphalt plot and the surrounding natural cover conditions, appears to

form quickly once the system receives enough rainfall to overcome its inherent losses. Based on all storm responses observed, the mound seems to form within hours of the rainfall, and it also dissipates relatively quickly. Its prominent configuration disappears after about 5 days, leaving only a slight elevation in water level under the porous asphalt plot. Recharge volumes above and beyond that normally occurring in addition to the groundwater by the porous asphalt plot, but its effects on the general groundwater topography are only short-lived.

The July 14, 1979 storm. Figure 3 shows the response of the Willow Grove facility to the July 14, 1979 storm, a short-duration high-intensity thunderstorm. This storm produced 1.0 in of rainfall in about 2 hours; 0.8 in fell in the first 15 min. For about 1 week before this event, no rain had occurred. The conventional asphalt plot again responded almost immediately to the rain, with the peak runoff rate closely following the peak rainfall intensity. The 0.8 in of rainfall occurring before 1500 hours caused 0.54 in of runoff from the conventional asphalt plot (70% of the rain); the later 0.2 in of rainfall caused an additional 0.08 in of runoff. Total storm runoff was 0.62 in, or 60% of the rain. As in the other storm examined about 0.4 in of rainfall was lost to detention storage on the plot.

We found a significant difference between the August and July storms when we examined the runoff/percolate balance on the grass plot. Runoff from the grass plot for the July 14 storm was virtually nonexistent; it totaled about 0.02 plot-in from the 1.0-in rainfall. We might attribute this to the

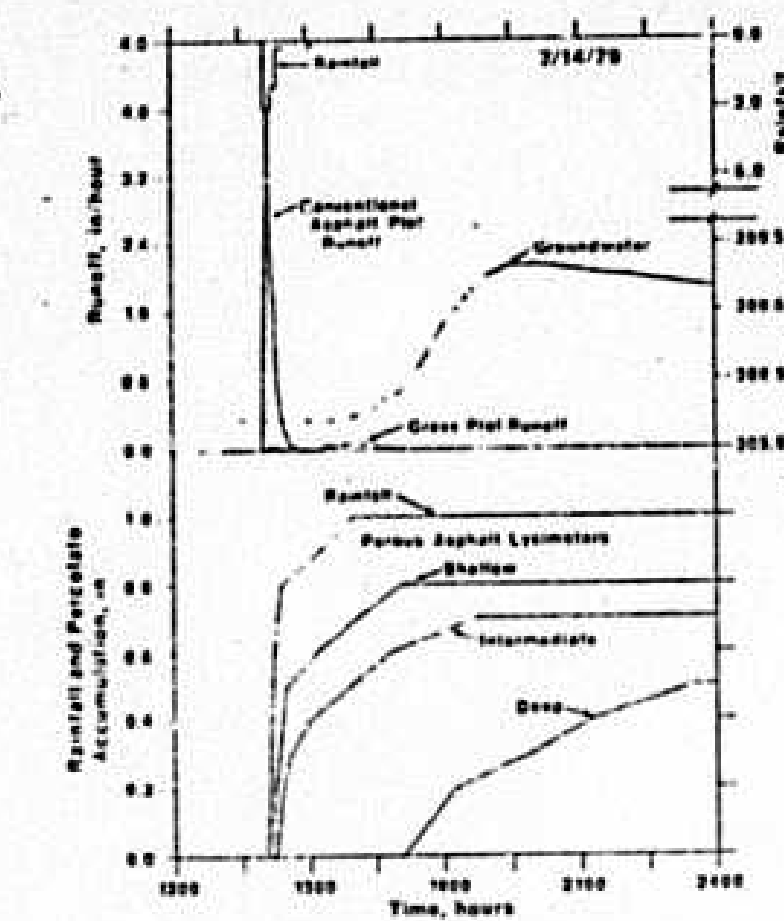


Figure 3. Willow Grove facility response to the storm of July 14, 1979 (the porous asphalt plot registered no runoff; the grass plot lysimeter registered no percolate).

relatively small total depth of rain being completely infiltrated and recharged downward, but an examination of the associated percolate record proved this assumption wrong. Along with no runoff, the grass plot produced no percolate from this storm either. This condition occurred while about 0.7 in of percolate was moving down from the porous asphalt plot.

From the surface water management viewpoint, the grass plot would seem to be equivalent to porous asphalt in controlling runoff from this storm. However, the grass plot differed drastically from porous asphalt in that it did not recharge any of the 1.0 in of rain. Virtually the entire 1 in of rain infiltrated during the event, but it all seemed to be held as soil moisture in the upper layers of the soil profile, where it could later be evaporated or transpired, and consequently, lost from the system.

As in the case of the August 1978 storm, the shallow and intermediate depth lysimeters under the porous asphalt plot almost immediately registered percolate during this storm's high-intensity period. The shallow and intermediate lysimeters collected 0.8 and 0.7 in of percolate, respectively, from the 1.0-in storm (80 and 70%). The deep lysimeter did not measure percolate until about 3 hours after the rain (in contrast to 1 hour and 15 minutes in the earlier event), and it collected 0.7 in by the time that a succeeding storm on July 15 obscured its response to the July 14 storm.

Groundwater levels increased in response to this event like those during the earlier event. The groundwater level before the storm was at about 20 ft below the plot surface. The well at the center of the porous asphalt plot began to respond to the storm at the same time as did the deep percolate lysimeter, and it rose about 3.5 ft per inch of rain, or about 5 ft per inch of percolate. Again, water level in the well was constant about 6 hours after the rain, and recession began immediately thereafter. The grass plot well substantiated the zero grass plot percolate observation and also illustrated the differential recharge conditions between porous asphalt and the surrounding area by showing a continuously declining water level before, during, and after the July 14 event.

Conclusions - Individual Storm Responses. We found both similarities and differences in the response of the three plots to the two separate and distinctly different storms, with the similar responses illustrating the hydrologic potential of porous asphalt pavement for storm water detention. Most importantly, the porous asphalt plot responded similarly to each event by producing zero surface runoff. Also, for each event, the percentage of rainfall accounted for by the lysimeters, the timing of the lysimeters' responses, and the timing and rate of groundwater response under the porous asphalt plot were similar. The conventional asphalt plot responded similarly to each event—the runoff hydrograph peaked quickly after the high-intensity periods and accounted for all but about 0.4 in of the rain depth. Runoff from the grass plot was also larger than that from the porous asphalt plot for each event, although for the 1979 storm, runoff from the grass plot resembled the zero runoff observed from the porous asphalt plot.

The hydrologic potential of porous asphalt pavement for groundwater recharge is illustrated by

the difference in the amount of percolate under the porous asphalt plot and the grass plot for each storm. The porous asphalt plot recharged about 75% of each storm to groundwater. Whereas the grass plot also recharged a relatively high percentage of the 1978 storm (about 60% of the rain with the remainder being surface runoff), its response to the 1979 storm was distinctly different. Although almost all of the 1.0-in rainfall during the 1979 storm infiltrated the grass plot, none of it appeared in the percolation lysimeter as potential recharge; it was all held in the upper soil layers for potential removal by evapotranspiration. Meanwhile, the porous asphalt plot was recharging to groundwater about 70% of this relatively small storm.

Thus, while a grass cover may be as effective as porous asphalt in reducing surface runoff from some smaller storms during the summer, the grass provides little or no groundwater recharge from many summer rainstorms. The porous asphalt cover, even during the summer months, continuously recharges the groundwater with 70 to 80% of the rainfall.

#### Constraints on the Use of Porous Asphalt

We recognize that there are other areas besides hydrologic performance that may constrain the use of porous asphalt pavement, and we are beginning investigations, making observations, or conducting research in these areas also. As part of this paper, we present some initial results and observations in the areas of porous asphalt percolate water quality, strength of materials of porous asphalt pavement sections, and severe weather effects on porous asphalt pavement.

Percolate Water Quality. From just after construction to the present, we have routinely analyzed samples of percolate under the porous asphalt plot for all major inorganic cations and anions, as well as for selected trace metals. Rainfall samples, taken at the site, have also been analyzed for comparison. The water quality of percolate from all lysimeter depths, as defined by the chemical parameters listed in Table 2, has changed relatively little from that of the rainfall. Well samples analyzed indicate that the water quality of groundwater under the porous asphalt plot resembled that of the percolate. Concentrations of all chemical parameters analyzed in all samples never exceeded recommended drinking water standards.

Table 2 shows the concentration ranges typical of both the rainfall and the porous asphalt percolate. The major effect on water quality under the porous asphalt site was a shift in pH from the incoming acidic rainfall to a relatively neutral percolate. The major effect on water quality under the porous asphalt site was a shift in pH from the incoming acidic rainfall to a relatively neutral percolate. The major effect on water quality under the porous asphalt site was a shift in pH from the incoming acidic rainfall to a relatively neutral percolate.

The potential for organic water quality degradation of the porous asphalt percolate caused by leaching and weathering of the asphalt material was investigated by an independent laboratory under contract.<sup>4</sup> Based on consultation with a variety of

<sup>4</sup>J. Saxena, Syracuse Research Corporation, Merrill Lane, Syracuse, NY 13210.

prevent and water quality authorities, we considered the Polynuclear Aromatic Hydrocarbons (PAH) to be the extractable organic constituents of asphalt of most concern.

A cylinder of unweathered porous asphalt material 6 in high and 3 in diameter was taken during placement of the porous asphalt on the plot. The core was leached in the laboratory and the PAH's in the leachate were extracted and analyzed according to a method developed by Saxena et al.<sup>5</sup> The core was held at a constant temperature of 100°F, and leached with 45 volumes (0.51 cu ft) of water at an application rate of 1 in/hr. This simulated leaching of the core by 1 year of precipitation. The leaching was then continued with 450 volumes of water at the same application rate, and the PAH concentrations in each of the leachates were determined. The analyses showed that the porous asphalt core leachate yielded less than a part per trillion of any single PAH species. Also, the combined concentration of the 6 PAH's analyzed for, 1.25 ppt, was well below the World Health Organization upper limit of 100 ppt for drinking water.<sup>6</sup>

#### Strength of Materials of Porous Asphalt Pavement Sections

The strength characteristics of porous asphalt pavement sections must be considered for their application to parking lot and roadway use. The load bearing capacity of pavement sections already in place can be tested in the field—the particular method used by PennDOT is to apply a static and dynamic load and record the pavement deformation on an axis outward from the point of load. The equipment used by PennDOT is commonly called a Roadster. Values obtained from this testing are compared to road specifications and road use to develop a relationship between the test values and road-use capability expressed as number of vehicles per day.

We tested the porous asphalt plot at a 25-ft grid spacing, using the PennDOT technique and equipment. Minimal variations were found between sites, and the rated strength of the plot, as constructed, was determined to be 3000 to 3500 vehicles per day, i.e., a light to moderate use roadway. This strength is more than sufficient for using porous asphalt paving for parking lots.

Laboratory studies currently initiated in cooperation with the Pennsylvania Transportation Institute of The Pennsylvania State University will be used to further define the structural properties of porous asphalt pavement sections, and to develop testative specifications for their design and construction.

Severe Weather Observations. We have made field observations related to two aspects of severe weather on porous asphalt, its resistance to freeze/thaw damage, and its skid resistance during intense rain or freezing conditions.

The porous asphalt plot has been in place for three winters, 1977 through 1979. These winters could be classified as extremely cold with much sleet and freezing rain, extremely cold with heavy snow accumulation, and relatively mild with little snow or rain, respectively. After these three winters, we found no visible deterioration of the porous asphalt pavement surface as the result of freeze/thaw cycles.

Additionally, we have been on-site during both severe rainfall and severe sleet/storm conditions.

Table 2. Range of Chemical Concentrations Characteristic of Rainfall and of Percolate Under the Porous Asphalt Plot.

| Chemical Constituent             | Rainfall                   | Percolate                   |
|----------------------------------|----------------------------|-----------------------------|
| pH                               | 4.3 - 6.0                  | 6.5 - 7.5                   |
| EC                               | 30 - 90 $\mu\text{hos/cm}$ | 90 - 230 $\mu\text{hos/cm}$ |
| Ca                               | 0.2 - 2 ppm                | 10 - 30 ppm                 |
| Mg                               | 0.1 - 0.6 ppm              | 2 - 11 ppm                  |
| K                                | 0.2 - 2 ppm                | 4 - 20 ppm                  |
| Na <sub>2</sub> HPO <sub>4</sub> | 0.1 - 2 ppm                | 1 - 4 ppm                   |
| NO <sub>3</sub> -N               | 0.3 - 1 ppm                | 0.8 - 1.5 ppm               |
| Cl <sub>2</sub>                  | <0.3 ppm                   | 3 - 10 ppm                  |
| SO <sub>4</sub>                  | <5 ppm                     | 43 ppm                      |
| Fe                               | 0 - 9 ppm                  | 0 - 5 ppm                   |
| Mn                               | 0 - 3 ppm                  | 0 - 3 ppm                   |
| Cu                               | 0 - 2 ppm                  | 0 - 3 ppm                   |
| Zn                               | 0 - 8 ppm                  | 0 - 6 ppm                   |

#### Summary

Under sleet or freezing rainfall conditions, the porous pavement surface apparently remained more skid resistant than did the conventional asphalt. The surface of the porous plot did not exhibit a smooth glass, and bare pavement continued to provide traction through the frozen material on its surface. During severe rainstorms, rainfall never accumulated in pools on the surface of the porous asphalt, nor did the plot surface become slick like conventional asphalt; it maintained its rough, dull, dry-weather appearance.

#### Future Studies

The hydrologic effects of porous asphalt on groundwater recharge are now being simulated using numerical models and data collected from the Willow Grove facility. To fully verify both the model predictions and our original plot design, we have scheduled specific field experiments for the future, including irrigation treatments simulating rainfall greater than the design storm. We will simultaneously monitor unsaturated moisture movement, chemical transport, heat flux, and groundwater level response. All studies will be completed by 1982, the termination date of this research effort. At that time, we will publish a summary report in the form of a user manual, detailing the design, construction, and hydrologic performance of a storm water detention and groundwater recharge site using porous asphalt.

To date, the porous asphalt plot has produced no surface runoff from either the high-intensity or long-duration rainstorms it has received. The percolative lysimeters showed that generally 70 to 80% of the rainfall became percolate under the plot on both the monthly and the individual storm basis, although individual events of up to about 0.3 in caused no percolate. Groundwater levels beneath the porous asphalt plot responded relatively rapidly to the rainfall, usually within about 6 hours, and at the center of the plot, levels rose about 5 ft per inch of rainfall. A very localized groundwater mound was formed by each storm that caused percolate, but the mound was both formed and dissipated rapidly.

Additionally, we found that concentrations of certain inorganic and organic water quality parameters under the percolate beneath the porous asphalt plot were well below any detectable drinking water standards. The percolate seems to pose no groundwater contamination threat. Field testing of the porous asphalt plot by the Pennsylvania Department of Transportation showed that this plot can support light to moderate traffic. Field observations made during severe weather conditions indicated that the porous asphalt plot was not adversely affected by freeze/thaw conditions, and that it maintained a relatively skid resistant surface during both wet and freezing weather.

Finally, the initial results from the Willow Grove Storm Water Detention and Groundwater Recharge facility clearly showed that it provides recharge from the porous asphalt plot throughout the year, whereas the adjacent grass cover plot delivers no recharge to the groundwater during the winter season.

#### Acknowledgments

Contributions from the U. S. Department of Agriculture, Science and Education Administration, Agricultural Research, in cooperation with the Pennsylvania Agricultural Experiment Station, The Pennsylvania State University, University Park, Pennsylvania 16802. The authors gratefully acknowledge the cooperation of the U. S. Navy, Willow Grove

Air Station for providing the experimental site, Mr. Dale Hallett and PennDOT engineers for assistance, staff member, Dr. James R. Rooper for engineering consultation, and especially Mr. Joseph Steck, USDA, and Mr. Robert Thompson, USDA (retired) for construction quality control.

#### References

1. J. A. Urban and W. J. Church, "Storm Water Detention and Groundwater Recharge Using Porous Asphalt - Initial Results," *Proceedings of the Seventh International Symposium on Urban Storm Runoff*, Lexington, KY.
2. C. G. Parbury, A. G. Hely, V. B. Keighton, T. W. Olmsted et al., "Water Resources of the Delaware River Basin," United States Geologic Survey Professional Paper 391, Government Printing Office, Washington, DC, 700 pp.
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4. World Health Organization, "International Standards for Drinking Water," 3rd Edition, 1971.
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| TYPE | SOIL TABLE | STREETS     |
|------|------------|-------------|
| CBB2 | SLIGHT     | MOD-SLOPE * |
| GBB2 | SEVERE     | SEVERE      |
| MBB2 | MOD-SLOPE  | MOD-SLOPE   |
| MBB3 | MOD-SLOPE  | MOD-SLOPE   |
| MBB3 | SEVERE     | SEVERE      |
| CU   | SEVERE     | SEVERE      |

PROPOSED DEVELOPMENT ONLY

NO PROPOSED IMPROVEMENTS

NO PROPOSED IMPROVEMENTS

\*PREDOMINANT AREA OF PROPOSED DEVELOPMENT

#### SITE DATA

GROSS AVERAGE  
EXISTING ELEVATION  
NET AVERAGE  
DEED REFERENCE  
ACCOUNT 1/4 MBK  
COUNCILMANIC EAST  
CENSUS TRACT  
WATER SHED  
SUB-SEVERE SHED  
SOIL TYPES - GBB2, MBB2, CBB2, MBB3,  
CU, MBB3  
EXISTING USE  
PROPOSED USE  
PROPOSED BUILDING  
AREA  
PROPOSED PAVILION  
AREA  
PARKING REQUIRED 1/50 = 227 SPACES  
PARKING PROVIDED = 227 SPACES  
INCLUDES 6 HANDICAP @ 12'x18'  
221 @ 8'x18'

16.2 AC. (107.6 AC. REMAINING)  
SEE LOCATION MAP



#### STORM WATER MANAGEMENT DATA

DRAINAGE AREA - "A"  
DRAINAGE AREA  
SOIL GROUP  
EXISTING RCU  
PROPOSED RCU  
EXISTING EYE FLOW  
PROPOSED EYE FLOW  
EYE STORAGE REQUIRED

DRAINAGE AREA - "B"  
DRAINAGE AREA  
SOIL GROUP  
EXISTING RCU  
PROPOSED RCU  
EXISTING EYE FLOW  
PROPOSED EYE FLOW  
EYE STORAGE REQUIRED

NOTE: IT IS A VARIANCE TO SECTION 1A03.4R.9 IS REQUIRED THAT THE 35.67 SF OF EXISTING PAVING SHALL BE ADDED TO THE IMPERVIOUS COVERAGE OF 60820 SF FOR A TOTAL OF 96487 SF OR 13.5% OF THE AVERAGE OF 10 ACRES. REQUIRED COVERAGE = 10% OF 16 ACRES OR 16000 SF.

PROPOSED AMERICAN LEGION POST #110  
PLAN TO ACCOMPANY C.R.G. PROCESSING  
AND  
PETITION FOR SPECIAL EXCEPTION  
(SECTION 1A03.3B3)

SCALE 1"=100'

ELECT. DIST. 1  
SEPTEMBER 2, 1985  
RE: DECEMBER 9, 1985  
JANUARY 8, 1986 - NEWBY DIST. COMMISSION  
JANUARY 13, 1986 - C.R.G. COMMISSION  
JANUARY 27, 1986 - ZONING COMMISSION  
FEBRUARY 19, 1986 - PETITION FOR SPECIAL EXCEPTION AND VARIANCE

PETITIONER'S  
EXHIBIT 1

Hand #167  
Revised plan  
2/14/84

OWNER  
JACOB A. VON GUTTEN  
BOARDS LAKE  
WESTERSTOWN, MD 21156

CONTRACT PURCHASER  
AMERICAN LEGION  
WESTERSTOWN POST #110 INC  
WESTERSTOWN, MD 21156  
835-7405

#### GENERAL NOTES

1. DRIVEWAY PAVING SECTION TO BE ESTABLISHED BY SOILS ENGINEER, BUT SHALL BE A MINIMUM OF 6" CRUSHED ECU STONE OR 8" BITUMINOUS CONCRETE. A SHALL BE WELL DRAINED. THE MATERIALS AND CONSTRUCTION SHALL CONFORM TO BALTIMORE COUNTY SPECIFICATIONS. PAVING AREAS FOR VEHICLES TO BE CONSTRUCTED OF A PROPOSED PAVING MATERIAL ON A SUITABLE BASE (OR AN APPROVED EQUIV.) AS RECOMMENDED BY A SOILS ENGINEER. LIGHTING SHALL BE SELECTED BY THE ARCHITECT.

A. DEFLECT TO RESIDENTIAL ALLEYS  
B. INTERFERENCE WITH TRAFFIC  
C. EXCEED STREET IN HEIGHT

2. ANY CURB ADJACENT TO NEW WESTMINSTER PIKE SHALL BE STANDARD TYPE "A" ALL OTHER CURBS SHALL BE STANDARD BUT MORE COUNTY UNIFORM CURB

3. A. SUTCLIFFE SHALL BE STANDARD 7" CONCRETE ON 4" CRUSHED ECU BASE AS PER BALTIMORE COUNTY STANDARDS AND SPECIFICATIONS. SEE PLATE R-22.

4. PRIVATE WELL AND SEPTIC SYSTEM  
5. EXISTING VEGETATION - FARM LAND, GRASS, WOODS  
6. EXISTING STREAM IN REAR OF PROPERTY IN PROPOSED OPEN AREA

7. SITE IS NOT A HISTORIC PROTECTED SITE  
8. SITE IS NOT IN A  
A. CRITICAL AREA  
B. ECOLOGICAL  
C. ENDANGERED SPECIES HABITAT  
D. HAZARDOUS MATERIAL SITE

9. PROPERTY OUTLINE TAKEN FROM DEED AND PLAT  
10. NO SLOPES GREATER THAN 15%  
11. NO OPENINGS ON SITE

12. NO MORE THAN 10 PERCENT OF LOT MAY BE COVERED BY IMPERVIOUS SURFACE  
13. COVERAGE - BUILDING & DRIVEWAYS = 87 PERCENT. 60820 SF  
14. NO MORE THAN 10 PERCENT OF THE NATURAL VEGETATION WILL BE REMOVED

15. ALL WETLANDS  
16. 3000 SF OF IMPERVIOUS PAVING AND IS EXCLUDED FROM COVERAGE FACTOR.

Charles P. Hulse  
#10246

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