

PETITION FOR ZONING VARIANCE 84-245-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 402 to permit a lot width of 61' in lieu of the required 105' and minimum side yard setback of 8' in lieu of the required 20' and a sum of side yards setback of 24' in lieu of the required 40' for Lot A; and a side yard setback of 8'-6" in lieu of the required 20' for Lot B.

The dwellings in question are existing and are to remain.

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: (Type or Print Name) _____
 Signature _____
 City and State _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____
 Name _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of January, 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 27th day of March, 1984, at 9:45 o'clock A.M.

Carl J. Jablon
 Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
 S/S Allegheny Ave., 1,450' : OF BALTIMORE COUNTY
 W of Bosley Ave. (523 & 525 :
 Allegheny Ave.), 9th District :
 ALVIN E. WAGENHEIM, Petitioner : Case No. 84-245-A

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, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 19th day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Alvin E. Wagenheim, 2403 Sylvale Road, Baltimore, MD 21209, Petitioner.

Phyllis Cole Friedman
 Phyllis Cole Friedman

Mr. Alvin E. Wagenheim
 2403 Sylvale Road
 Baltimore, Maryland 21209

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 19th day of January, 1984.

Petitioner: Alvin E. Wagenheim
 Petitioner's Attorney: _____

Received by: *Nicholas B. Commodari*
 Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 15, 1984

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

Chairman
 Nicholas B. Commodari

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. Alvin E. Wagenheim
 2403 Sylvale Road
 Baltimore, Maryland 21209

RE: Case No. 84-245-A (Item No. 185)
 Petitioner - Alvin E. Wagenheim
 Variance Petition

Dear Mr. Wagenheim:

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.

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

cc: Daft-McCune-Walker, Inc.
 530 E. Joppa Road
 Towson, Maryland 21204

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 NORMAN E. GERDER
 DIRECTOR

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

Re: Zoning Advisory Meeting of 1/24/84
 Item # 185
 Property Owner: Alvin E. Wagenheim
 Location: 515 Allegheny Ave. W of Bosley Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development 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 22-96 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 _____.
- ☒ 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: _____

CRG Plan Approved 3/1/84

Current Planning File # 84-422

James A. Bowers
 James A. Bowers
 Chief, Current Planning and Development

cc: James Hoswell

COUNTY REVIEW GROUP MEETING MINUTES
 Thursday, January 26, 1984

523 & 525 ALLEGHENY AVENUE
 DISTRICT 9 C4

COUNTY REVIEW GROUP - THOSE PRESENT*

Catherine L. Warfield, Chairman - Dept. of Public Works
 Susan Carrell, Co-Chairman - Office of Planning

AGENCY REPRESENTATIVES

Bob Covahey - Bureau of Public Services

Developer's Representatives

Kevin T. LeBrun - Developer
 Alvin Wagenheim - Daft-McCune-Walker, Inc.
 Edmund Haile (Developer's Engineer)

*Attachment - Interested Citizens

The meeting was called to order at 11:15 a.m. by Mrs. Catherine Warfield, Chairman of the County Review Group.

Mr. Edmund Haile, developer's engineer, presented the plan.

Susan Carrell summarized the written comments submitted from Developer's Engineering Division, Planning, Zoning, Traffic Engineering, Board of Education, Health Dept., and Recreation & Parks. A copy of the written comments was given to the developer and developer's engineer, and are made a part of these minutes.

Mr. Haile indicated the developer's intention to comply with the request from the Planning Office to relocate the driveway serving lot 8 closer to the existing dwelling. This revision must be shown on the Development Plan. The developer prefers that the parking areas for lots 8 and 9 remain separate because the existing houses are on two lots which may be in different ownership in the future.

Mr. Dunmeyer, an interested citizen, commented that the two existing driveways are not objectionable. It was decided that two separate parking areas served by individual drives were acceptable for this proposal.

The Plan was approved by the Department of Public Works and the Office of Planning. The meeting adjourned at 11:50 a.m.

523 & 525 ALLEGHENY AVE.
 January 26, 1984
 11:00 a.m.
 C. R. G. MEETING AGENDA

1. Convene Meeting
2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
4. Presentation of Plan by Developer's representative
5. Comments of County agencies
6. Citizens' comments or questions
7. Developer's response
8. County Review Group decision
9. Adjourn meeting

SIGN IN

Edmund Haile
 Engineer of Alvin Wagenheim
 2403 Sylvale Rd. Baltimore, MD 21209

DUNMEYER

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
 DIRECTOR

March 8, 1984

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

Re: Item #185 (1983-1984)
 Property Owner: Alvin E. Wagenheim
 515 Allegheny Avenue 1450' W. Bosley Avenue
 Acres: 1.407 District: 9th

Dear Mr. Jablon:

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.

General:

The Subdivision Review Comments (January 24, 1984), were supplied by the Developers Engineering Division for this property (Project 84003).

This property was reviewed by the County Review Group January 26, 1984.

This office has no further comment in regard to this Item 185 (1983-1984).

Very truly yours,

Robert J. Mortimer
 ROBERT J. MORTIMER, P.E., Chief
 Bureau of Public Services

PAM:EM:FW:iss

cc: R. Covahey

N-W Key Sheet
 39 NE 1 Pos. Sheet
 NF 10 A Topo
 70 Tax Map

3/27
 84-245-A

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of April, 1984, that the herein Petition for Variance(s) to permit a lot width of 61 feet in lieu of the required 105 feet, minimum side yard setbacks of 8 feet in lieu of the required 20 feet, and a sum of side yard setbacks of 24 feet in lieu of the required 40 feet for Lot A; a side yard setback of 8 feet 6 inches in lieu of the required 20 feet for Lot B, all for the existing dwellings, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., revised January 4, 1984, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. A revised site plan shall be submitted reflecting the changes made and approved by the County Review Group (CRG).
2. Compliance with all CRG requirements.
3. Approval of the aforementioned site plan by the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: January 24, 1984

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

PROJECT NAME: 523 and 525 Allegheny Avenue

PROJECT NUMBER: 84003

LOCATION: S/S of Allegheny Avenue,
E. of Woodbine Avenue

DISTRICT: 9C4

The Plan for the subject site, dated December 21, 1983 with the latest revision dated January 4, 1984, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

A property resubdivision will require full payment of pre-existing deficit utility charges before recordation.

The Plan as submitted is satisfactory.

HIGHWAY COMMENTS:

Allegheny Avenue is an existing road, which shall ultimately be improved as a 42-foot street cross-section on a 60-foot right-of-way.

The Developer shall be responsible for the establishment of the highway right-of-way widening and an adjacent revertible slope easement on the final plat and the dedication thereof at no cost to the County.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

The driveway entrance location is subject to approval by the Department of Traffic Engineering.

Driveways shall be constructed in accordance with Baltimore County Standards (Detail 15A or 15B), with depressed curb and 7-inch concrete aprons within the right-of-way.

Project #84003
523 and 525 Allegheny Avenue
Page 2
January 24, 1984

HIGHWAY COMMENTS: (Cont'd)

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

Panhandles shall be a minimum of 20 feet in width to serve one lot and a minimum of 10 feet in width per lot where two or more lots are involved. Development within the metropolitan area where public water and sewer service is available, the minimum panhandle width for two or more lots is 12 feet per lot. The Developer shall be required to provide a paved panhandle drive where more than one lot is to be served prior to occupancy.

Covenants must be recorded, prior to, or along with the recording of the plat, establishing a cross easement over the panhandles for access over and maintenance of the common panhandle driveway, and for installation and maintenance of the private water and/or sewer connections where applicable.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer will be responsible for the full costs of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

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.

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

A grading permit and sediment control plan may be required in accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77).

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

- a. A map of scale 1"=200', for the entire drainage area which contributes to the open stream including a tabulation of flow quantities.
- b. 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.

Project #84003
523 and 525 Allegheny Avenue
Page 3
January 24, 1984

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

- c. A profile of the stream.
- d. A plan with the location of the field run cross-sections indicated.
- e. 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."
- f. Hydraulic computations, including inlet and outlet control analysis, which determine the size of any proposed structure within the flood plain. The Developer's engineer shall submit economically comparable alternate designs (type, size and location) with estimated construction costs included, to verify his selection.
- g. 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.

Drainage studies 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.

No storm water management is required.

The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate 190 in the Baltimore County Design Manual, dated 1982 and adopted 1983.

WATER AND SANITARY SEWER COMMENTS:

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The sanitary sewer connections for Lots C and D must be installed in accordance with the Baltimore County Plumbing Code.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Project #84003
523 and 525 Allegheny Avenue
Page 4
January 24, 1984

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

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

RAM:REC:ss
cc: File

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

523-525 Allegheny Avenue
Subdivision Name, Section and/or Plat

Alvin Wagenheim
Developer and/or Engineer
Daft-McCune-Walker, Inc.
SHT. WORK
Townsend Rev. SSFO
Watershed No. of Lots Total Acreage Public Water Public Sewer
or Units

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, must be submitted prior to approval of plat, 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, are not required, is incomplete and must be revised, ☒ has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, 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, be approved as submitted, ☒ be approved as submitted subject to the following conditions noted: *in the attached memo dated January 24, 1984.*
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS: *JAV*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford Date: January 24, 1984

FROM: Stephanie Taylor

SUBJECT: ENVIRONMENTAL EFFECTS REPORT 523-525 ALLEGHENY AVENUE
CRG MEETING JANUARY 25, 1984

PLAN REVIEW NOTES

1. Five apartment units and two single family dwellings on 1.528 acres.
2. Public water and public sewer proposed.
3. Not in reservoir watershed.
4. Alluvial land (Av) exists on site. No development is proposed in this area.
5. Stream crosses property.
6. Stormwater management is not required.
7. Proposed impervious area is 0.20 acres.

RESPONSES

Environmental Effects Report is approved, subject to the following conditions:

1. No development is allowed in Alluvial land (Av).
2. The owner agrees, in writing, to comply with the following best management practices at this site:
 - A. All areas except that used for building, 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.
 - B. 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.
 - C. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
 - D. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
 - E. Filling will not occur in grassed or lined drainage ditches or swales.

ST:pms

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert A. Morton DATE: January 20, 1984

FROM: C. Richard Moore

SUBJECT: C.T.G. COMMENTS

PROJECT NAME: 523 & 525 Allegheny Avenue C.T.G. PLAN: X

PROJECT NUMBER & DISTRICT: 9C4 DEVELOPMENT PLAN:

LOCATION: Allegheny Avenue E. of Woodbine Ave. RECORD PLAT:

The plan as shown appears satisfactory as it pertains to this department.

CRG/GML/ccm

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

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: January 26, 1984

FROM: ZONING

PROJECT NAME: 523 & 525 Allegheny Ave.

PLAN: ✓

LOCATION: S of Woodbine Ave.

DEVELOPMENT PLAN:

DISTRICT: 9th Election District

PLAT:

1. A variance petition was filed, Item 185 on January 12, 1984, with this office. This request is for a lot width of 61' in lieu of the required 105', 8' in lieu of the required 20' and a sum of sideyards of 24' in lieu of the required 40' for Lot A and 8'6" side yard in lieu of the required 10' for Lot B.
2. CRG approval may occur however final approval of development plan or plat is contingent upon the outcome of the variance hearing.

Diana Litter
 DIANA LITTER
 Zoning Associate III

DLS:moh

7/32bse

BALTIMORE COUNTY, MARYLAND

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

DATE: January 24, 1984

PROJECT NAME: FIVE TWENTY THREE-TWENTY FIVE ALLEGHENY PLAN
COUNCIL & ELECTION DISTRICT IX-422

XXXXXXXXXXXXXX

PLAN EXTENSION

REVISED PLAN

PLAT

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

The proposed panhandle driveway must be relocated closer to the existing dwelling on Lot B. This will lessen the unpleasant effect of a new roadway adjacent to the existing dwelling on the Caudreau property.

It is strongly recommended that the parking areas for lots A & B be combined, thereby allowing all four lots to use the proposed panhandle driveway for access. The existing gravel drive could be eliminated and this area landscaped. All four lots should be party to the maintenance agreement for the panhandle driveway.

The proposed dwelling on lot D is located on Glenville Soil. As noted on the plan, Glenville Soil has severe limitations for development due to a high water table. Adequate measures which would mitigate the effects of this limitation will be required prior to approval of the Plat.

An area for mail delivery and refuse collection for the panhandle lots must be located on the Plan. It is recommended that the refuse area be fenced. This may be detailed on the Final Development Plan.

A Final Development Plan is required.

A Plat is required.

Susan Carrell
 Susan Carrell

BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments

Date Jan. 10, 1984

From: Dept. of Recreation and Parks

Project Name: 523 & 525 Allegheny Ave.

Preliminary Plan

Project Number:

Development Plan

Location: See Above

Final Plat

Districts: 9, C-4

CRG Plan X

COMMENTS:

1. The Local Open Space computations should be revised as follows:

Gross Acreage	1.528 Acres
Zoning	J3
Local Open Space Required	0.046 Acres (1,997 sq. ft.)
Fee In Lieu of L.O.S.	\$8,394.00/Acre
Fee Required	\$386.12

2. A waiver request has not been received as of this date.

Albert R. Svehla, Jr.
 Facilities Coordinator

BALTIMORE COUNTY PUBLIC SCHOOLS

COUNTY REVIEW GROUP MEETING

OF JAN. 26, 1984

Development 523 & 525 ALLEGHENY AVE.

Location S/S ALLEGHENY AVE., E. OF WOODBINE AVE.

District 9

Comments

School Situation

School

Enrollment

Capacity

Over/Under

COMMENT: NOT LARGE ENOUGH TO HAVE AN EFFECT ON STUDENT POPULATION

Future Construction

School

Status

Capacity

Estimated To Open

*Programmed Construction

School

Capacity

Year Programmed

Estimated To Open

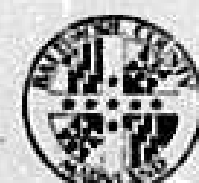
Possible Student Yield

Elementary

Junior

Senior

*Subject to availability of funds

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

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

Item No. 181, 185, and 186 ZAC - Meeting of January 24, 1984.
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has not received plans for item numbers 181, 185, and 186.

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineering Assoc. II

KSP/cem

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
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: Alvin E. Wagenheim

Location: S/S Allegheny Avenue 1450' W. Bosley Avenue

Item No.: 185 Zoning Agenda: January 24, 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.

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

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.

VIEWER: *George M. Wagoner*
 Planning Group Fire Prevention Bureau
 Special Inspection Division

/6

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610TED JALESKI, JR.
DIRECTOR

February 1, 1984

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

Dear Mr. Jablon:

Comments on Item # 105 Zoning Advisory Committee Meeting are as follows:

Property Owner: Alvin E. Wagenheim
 Location: S/S Allegheny Avenue 1450' W. Bosley Avenue
 Existing Zoning: D.R. 3.5
 Proposed Zoning: Variance to permit a lot width of 61' in lieu of the required 105' and minimum side yard setback of 8' in lieu of the required 20' for lot A and a side yard setback of 8'6" in lieu of the required 20' for lot B.

Acres: 1.4047
 District: 9th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for 4-4-84 Handicapped and Aged; and other applicable Codes.
- A building and other _____ permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Contact/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 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 101, Item 2, Section 101.07 and Table 102, also Section 503.0.
- Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- 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.
- 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 505 and the required construction classification of Table 101.
- Comments- It is quite possible the assistance of a soils engineer could be required on Lots "C" and "D" due to the high water table in those areas. This shall be the responsibility of the owner, Section 108.2, Section 108.2.2, Section 1002.1, Section 1002.4, Section 1001.1.

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. Burnham
 Charles E. Burnham, Chief
 Plans Review

CEB:ee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner
 Date: March 13, 1984
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 Alvin E. Wagenheim
 SUBJECT: 2A-245-A

Please consider the comments and actions of the CRG to be the position of this office.

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

NEG/JGH/sf

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

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

Date: January 26, 1984

Z.A.C. Meeting of: January 24, 1984

RE: Item No: 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186,
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, Assistant
Department of Planning

MP/1h

Enclosures - 17



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

April 5, 1984

Mr. Alvin E. Wagenheim
2403 Sylvale Road
Baltimore, Maryland 21209

RE: Petition for Variances
S/S Allegheny Ave., 1,450' W of
Bosley Ave. (523 and 525 Allegheny
Ave.) - 9th Election District
Alvin E. Wagenheim - Petitioner
NO. 84-245-A (Item No. 185)

Dear Mr. Wagenheim:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH/mc

Attachments

cc: Mrs. Mary Ginn
606 Horncrest Road
Towson, Maryland 21204

Mr. Frederick Schroeder
535 Allegheny Avenue
Towson, Maryland 21204

People's Counsel

PETITION FOR VARIANCES

9th Election District

ZONING: Petition for Variances

LOCATION: South side Allegheny Avenue, 1,450 ft. West of Bosley Avenue (523 and 525 Allegheny Avenue)

DATE & TIME: Tuesday, March 27, 1984 at 9:45 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 Variances to permit a lot width of 61 ft. in lieu of the required 105 ft. and minimum side yard setback of 8 ft. in lieu of the required 20 ft. and a sum of side yard setbacks of 24 ft. in lieu of the required 40 ft. for Lot A and a side yard setback of 8 ft. 6 in. in lieu of the required 20 ft. for Lot B

Being the property of Alvin E. Wagenheim, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain 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

DAFT-MCUNE-WALKER, INC.

530 East Joppa Road
Towson, Md. 21204
Telephone: 301-298-3333
Land Planning Consultants
Landscape Architects
Engineers

Description for Zoning Purposes

1.405 Acres +/- Parcel
523/525 Allegheny Avenue
Baltimore County, Maryland

Beginning for the same at a point on the south side of Allegheny Avenue which point is 1,450 feet +/- west of Bosley Avenue and is on the right-of-way line of Allegheny Avenue and the southeastern line of 523 Allegheny Avenue as recorded among the Land Records of Baltimore County in Liber 6224 folio 408 and running the following courses and distances: (1) South 26 degrees 51 minutes 00 seconds West 307.66 feet; (2) North 77 degrees 37 minutes 50 seconds West 140.10 feet; (3) South 88 degrees 48 minutes 30 seconds West 63.10 feet; (4) North 28 degrees 47 minutes 20 seconds East 367.15 feet; (5) South 64 degrees 53 minutes 00 seconds East 179.00 feet to the point of beginning and containing 1.4047 acres +/-.

Being those same parcels of land known as 523 and 525 Allegheny Avenue and recorded among the Land Records of Baltimore County in Liber 6224 folio 408 and Liber 6611 folio 364 respectively.



January 3, 1984

Our File No. 83034

84-245-A

Participants in attendance

Gary E. Myer 532 Allegheny Avenue 21204
Carter Emerson 537 Allegheny Ave. 21204
MRS. JAMES (JUNE) COURY 531 Allegheny Ave 21204
Frederick Schroeder 535 Allegheny Ave 21204
Mary Ginn 606 Horncrest Rd 21204
Michael E. Wilmoth 525 Allegheny 21204

84-245-A

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., of one time before the 27th day of March, 1984, the first publication appearing on the 8th day of March, 1984.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement, \$ 20.00

May 11, 1984

Alvin E. Wagenheim
2403 Sylvale Road
Baltimore, Maryland 21209

Refund of Miscellaneous Cash Receipt \$ 46.60
No. 130275 (Overpayment)
Case No. 84-245-A
Alvin E. Wagenheim, Petitioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 130275
DATE May 10, 1984 ACCOUNT R-01-615-000
AMOUNT \$46.60
RECEIVED FROM Alvin E. Wagenheim
FOR Advertising & Posting Case #84-245-A
VALIDATION OR SIGNATURE OF CASHER

Zoning Office

Arnold Jablon, Zoning Commissioner May 11, 1984

February 29, 1984

Mr. Alvin E. Wagenheim
2403 Sylvale Road
Baltimore, Maryland 21209

NOTICE OF HEARING

Re: Petition for Variances
S/S Allegheny Ave., 1,450' W of Bosley Avenue (523 & 525 Allegheny Avenue)
Alvin E. Wagenheim - Petitioner
Case No. 84-245-A

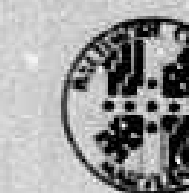
TIME: 9:45 A.M.

DATE: Tuesday, March 27, 1984

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

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 124050
DATE 1/12/84 ACCOUNT R-01-615-000
AMOUNT 100.00
RECEIVED FROM DAFT-MCUNE-WALKER, INC.
FOR Advertising & Posting Case #84-245-A
VALIDATION OR SIGNATURE OF CASHER



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

March 19, 1984

Mr. Alvin E. Wagenheim
2403 Sylvale Road
Baltimore, Maryland 21209

Re: S/S Allegheny Ave., 1,450' W of Bosley Avenue (523 & 525 Allegheny Avenue)
Petition for Variances
Alvin E. Wagenheim - Petitioner
Case No. 84-245-A

Dear Mr. Wagenheim:

This is to advise you that \$46.60 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.

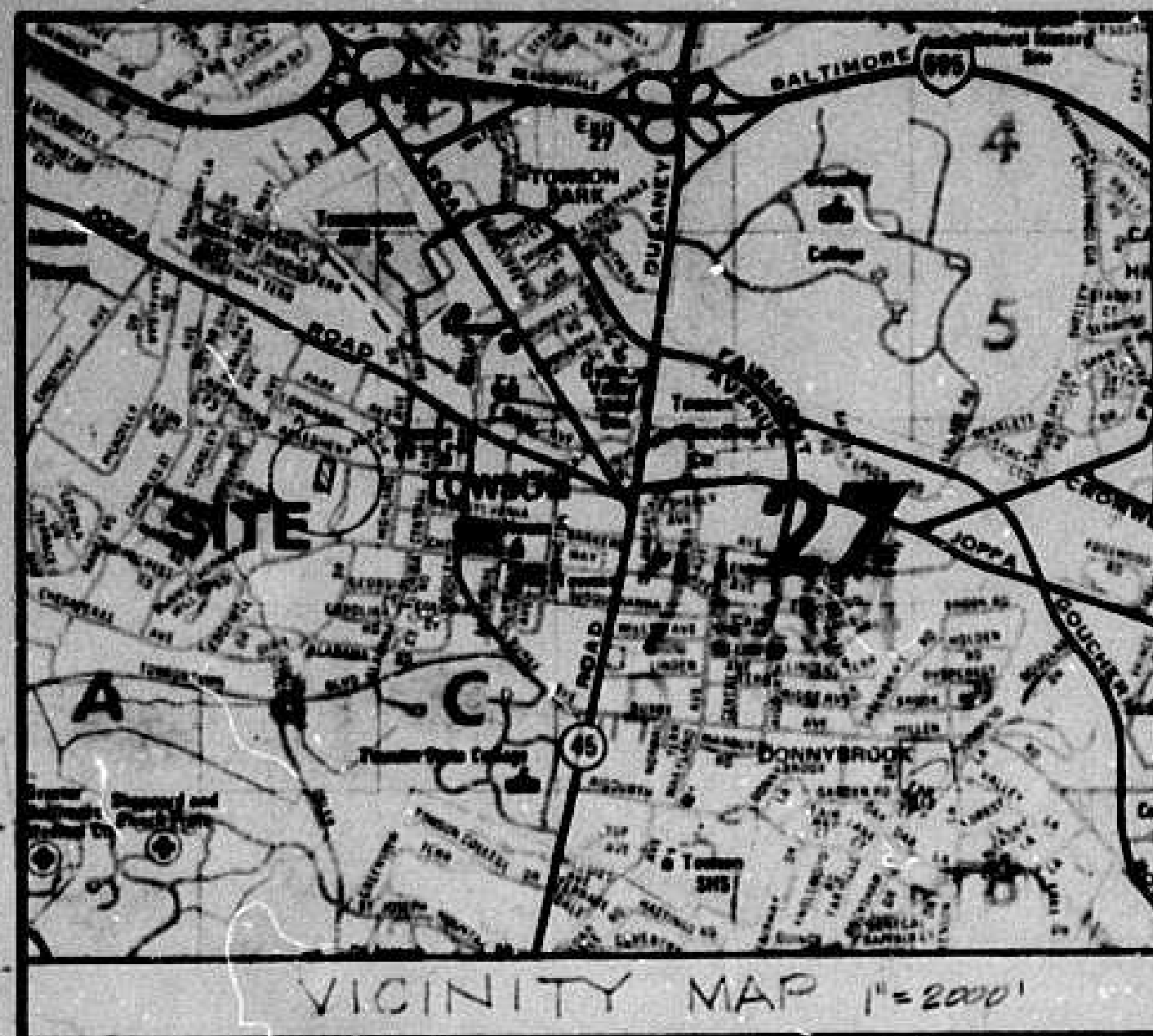
Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 103, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon

Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 120255
DATE 5-30-84 ACCOUNT R-01-615-000
AMOUNT \$46.60
RECEIVED FROM DAFT-MCUNE-WALKER, INC.
FOR Advertising & Posting Case #84-245-A
VALIDATION OR SIGNATURE OF CASHER



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 3-8-84
 Posted for: Varian
 Petitioner: Alvin C. Wagenheim
 Location of property: 515 of Alleghany Ave. 1.450' W. of Barclay Ave.
 Location of Sign: South side of Alleghany Ave. in front of 523 and 525 Alleghany Ave.
 Remarks: _____
 Posted by: M.J. Carter Date of return: 3-16-84
 Number of Signs: 1

DAVID L. SAUDREAU
5175 - 0433

NEW BITUMING CONC.
DRIVEWAY
TO BE MAINTAINED EQUALLY
BY LOTS B, C & D.
AGREEMENT TO BE
REQUIRED WITH DESIGN.

EXISTING GARAGE
TO BE REMOVED

FLOODPLAIN IS
COINCIDENTAL WITH
ALLUVIAL (AV) SOILS.

PANHANDLE DRIVEWAY PROFILE

YOUNG MEN'S CHRISTIAN
ASSOCIATION
3444 1330

ALLEGHANY
AVENUE

ALLEGHANY
AVENUE

General Notes

1. Owner/Applicant: Alvin Wagenheim
2403 Sylva Road
Baltimore, Maryland 21209
(301) 252-2200
2. Election District 9; Councilmanic District 4;
Census Tract 4907.02.
3. Watershed 23; Subwatershed 55.
4. Site Acreage: Gross = 1.528 Acres +/-
Net = 1.405 Acres +/-
Current Zoning D.P. 3.5

Density:

Allowed = 1.528 Acres +/- x 3.5 = 5,348 Units

Proposed = Lot A - Three existing apartments to remain.
Lot B - Existing single family unit to be converted to two apartments.

Lot A - 16,500 S.F.
Lot B - 12,500 S.F.

Lots A and B will be adjusted to comply with the area, frontage and setback requirements of Baltimore County Zoning Regulations, Section 402.2. A variance for minimum lot width has been requested for Lot A and a variance for minimum side yards has been requested for Lots A and B.

Open Space:

Required = 1.528 Acres x 6.25 = 9,550 S.F.

Proposed = An open space waiver is being requested.

Parking:

Required = 5 Apartment Units @ 1 = 5
2 Single Family @ 2 = 4
Total = 9

Proposed = A minimum of 9 parking spaces will be provided.

All lots (inclusive of their respective rental units) will be for sale.

5. There are no existing or proposed well or septic areas on the site.

6.

Soil Series and Symbol	Homes With Basements	Homes Without Basements	Streets and Parking
Alluvial Land (Av)	Severe: High Water Table and Flood Hazard	Severe: High Water Table and Flood Hazard	Severe: High Water Table and Flood Hazard
Glenelg (G1B)	Slight	Slight	Moderate: Slope
Glenville (GnB)	Severe: High Water Table	Moderate: High Water Table	Severe: High Water Table

7. Wooded areas will be cleared only as necessary for construction of proposed residences.
8. The 100 year flood plain lies within the alluvial soils at the south end of the site.
9. There are no historic buildings on the site.
10. Current zoning on the site and adjacent properties is D.P. 3.5.
11. The entire site is within a residential transition area.
12. There are no public roads within the site, therefore street lights will not be necessary.

13. Alvin Wagenheim, 2403 Sylva Road, Baltimore, Maryland 21209:

523 Alleghany Avenue, Liber 6224 Folio 0408,
Property No. 09-091803210

525 Alleghany Avenue, Liber 4299 Folio 8308,
Property No. 09-0913557620

14. Estimated Average Daily Trips:

5 Apartments @ 6.5 = 32.5 ADT's
2 Single Family Homes @ 10.4 = 20.8 ADT's
Total = 53.3

15. There are no existing or proposed storm drains. Sewer service to Lots C and D will be by means of individual sanitary sewer ejectors into the main in Alleghany Avenue.
16. Wetlands are coincidental with the hydric (Av) soils as shown on the plan, and they will not be disturbed.
17. There are no critical areas, archeological sites, endangered species habitats or hazardous materials on the site.
18. The development is exempt from stormwater management.
19. COMBINED PARKING FOR PARCELS A & B WILL BE STUDIED AT THE TIME THAT THE FINAL DEVELOPMENT PLAN IS PREPARED.

U9185 p55 3/2

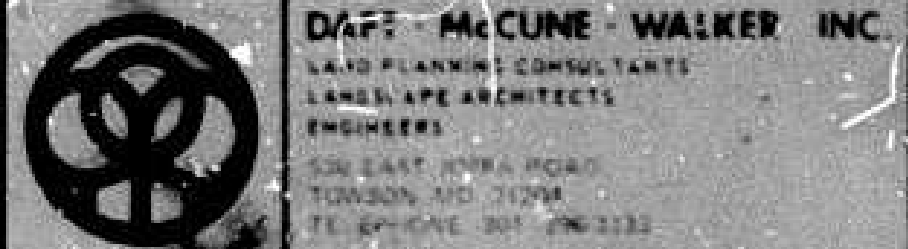
CERTIFICATE OF PUBLICATION

Towson, Md. 3/26 1984

THIS IS TO CERTIFY, that the enclosed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 7 consecutive weeks, the first publication appearing on the 14th day of March 1984.

The TOWSON TIMES

Cost of Advertisement: \$ 21.60



**523 & 525
ALLEGHANY AVENUE
ZONING PLAT**



DATE	REVISIONS
12-22-83	1st & 2nd Preliminary
1-27-84	3rd Preliminary

SCALE: 1" = 30'	SHEET
JOB ORDER NO. 83054	OF
ISSUE DATE 12-22-83	

Revised plan
4/11/84

BOUNDARY INFORMATION BASED ON
FIELD SURVEY BY AMK ASSOCIATES INC.
DATED 12-16-83.



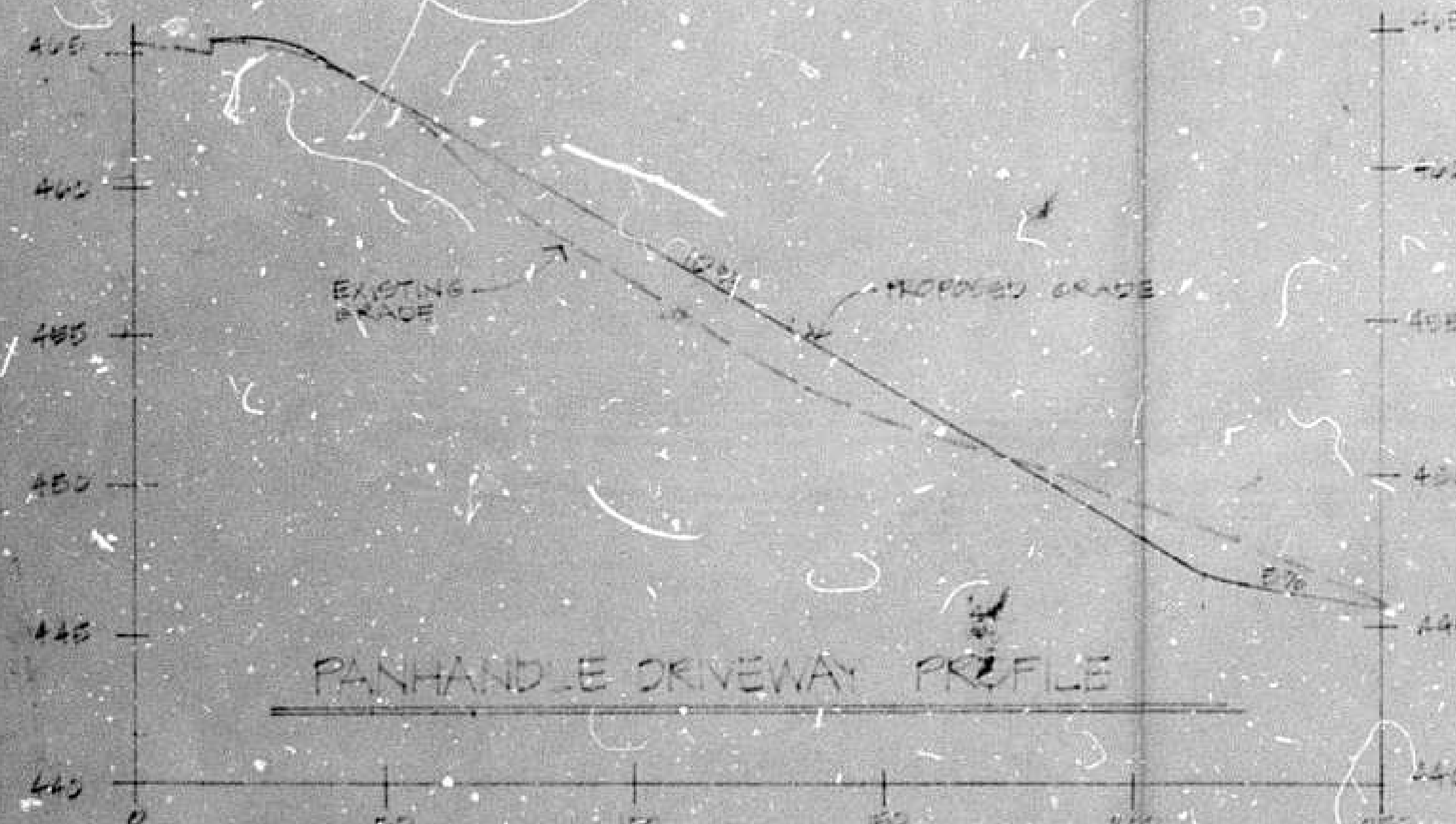


DAVID L. SAUDREAU
SITE - 0432

NEW TIMING CONC.
DRIVEWAY
TO BE MAINTAINED EQUALLY
BY LOTS C & D -
AGREEMENT TO BE
RECORDED WITH DEEDS.

EXISTING GARAGE
TO BE REMOVED

FLOODPLAIN IS
COINCIDENTAL WITH
ALLUVIAL (AV) SOILS.



YOUNG MEN'S CHRISTIAN
ASSOCIATION
2444/034

LIMIT OF DRAINAGE
UTILITY RESERVATION

General Notes

- Owner/Applicant: Alvin Wagenheim
2403 Sylwale Road
Baltimore, Maryland 21209
(301) 252-2200
- Election District 9; Councilmanic District 4;
Census Tract 4907.02.
- Watershed 23; Subwatershed 35.
- Site Acreage: Gross = 1.528 Acres +/-
Net = 1.405 Acres +/-
Current Zoning D.B. 3.5

Density:

Allowed = 1.528 Acres +/- 3.5 = 5,348 Units

Proposed = Lot A - Three existing apartments to remain.
Lot B - Existing single family unit to be
converted to two apartments.

Lot A = 16,500 S.F.
Lot B = 12,500 S.F.

Lots A and B will be adjusted to comply with the area, frontage
and setback requirements of Baltimore County Zoning Regulations,
Section 402.2. A variance for minimum lot width has been
requested for Lot A and a variance for minimum side yards has
been requested for Lots A and B.

Open Space:

Required = 4 Units @ 650 S.F. = 2,600 S.F.

Proposed = An open space waiver is being requested.

Parking:

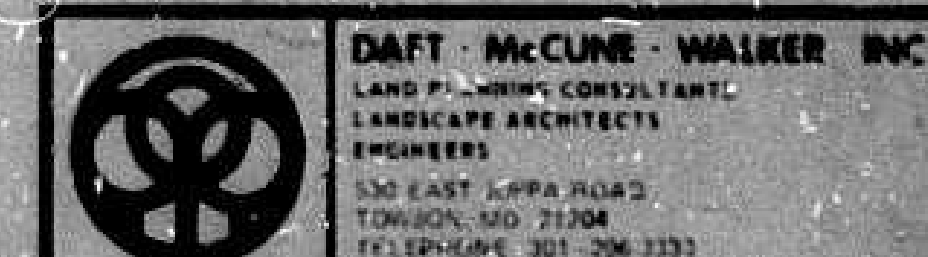
Required = 5 Apartment Units @ 1 = 5
2 Single Family @ 2 = 4
Total = 9

Proposed = A minimum of 9 parking spaces will be provided.

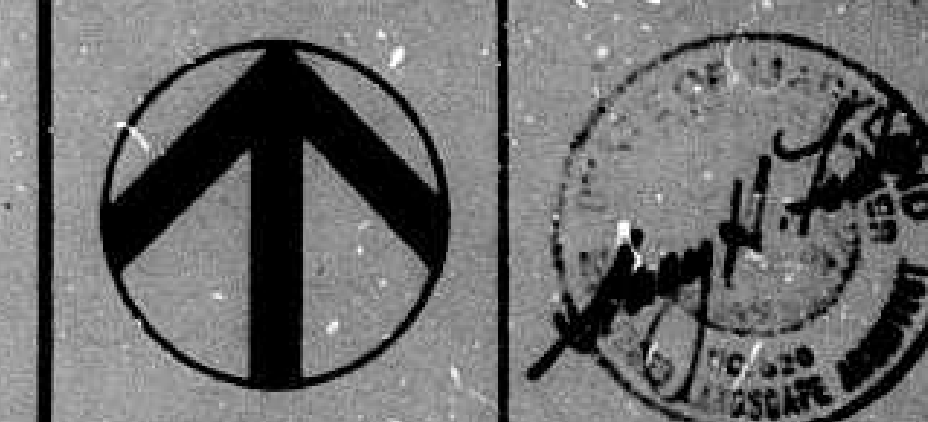
All lots (inclusive of their respective rental units) will be for
sale.

- There are no existing or proposed well or septic areas on the
site.

- | Soil Series
and Symbol | Homes With
Basements | Homes Without
Basements | Streets
and Parking |
|---------------------------|---|---|---|
| Alluvial Land
(Av) | Severe: High
Water Table and
and Flood Hazard | Severe: High
Water Table and
and Flood Hazard | Severe: High
Water Table
and Flood Hazard |
| Glennville
(Gls) | Slight | Slight | Moderate: Slope |
| Glennville
(Gns) | Severe: High
Water Table | Moderate: High
Water Table | Severe: High
Water Table |
- Wooded areas will be cleared only as necessary for construction of
proposed residences.
- The 100 year flood plain lies within the alluvial soils at the south
end of the site.
- There are no historic buildings on the site.
- Current zoning on the site and adjacent properties is D.B. 3.5.
- The entire site is within a residential transition area.
- There are no public roads within the site, therefore street lights
will not be necessary.
- Alvin Wagenheim, 2403 Sylwale Road, Baltimore, Maryland 21209:
523 Allegheny Avenue, Liber 6224 Folio 0408,
Property No. 09-091803210
525 Allegheny Avenue, Liber 4299 Folio 8308,
Property No. 09-091357620
- Estimated Average Daily Trips:
5 Apartments @ 6.5 = 32.5 ADT's
2 Single Family Homes @ 10.4 = 20.8 ADT's
Total = 53.3
- There are no existing or proposed storm drains. Sewer service
to Lots C and D will be by means of individual sanitary sewer
ejectors into the main in Allegheny Avenue.
- Wetlands are coincidental with the hydric (Av) soils as shown on
the plan, and they will not be disturbed.
- There are no critical areas, archeological sites, endangered
species habitats or hazardous materials on the site.
- The development is exempt from stormwater management.



523 & 525 ALLEGHANY AVENUE ZONING PLAT



DATE	REVISIONS
12-29-83	Revised layout & comments
1-4-84	Baltimore County Comments

SCALE: 1" = 30'	SHEET 1 OF 1
JOB ORDER NO. 83054	
ISSUE DATE 12-31-83	

EXHIBIT 1

BOUNDARY INFORMATION BASED ON
FIELD SURVEY BY AFR ASSOCIATES, INC.
DATED 12-16-83.