

Mr. Robert Amend phoned in 9/3/85 to voice his opposition regarding Case No. 86-90-A. He was unable to get time off from work to attend the hearing and wanted to lodge his protest.

He states the subject property adjoins his. He feels changing the required setbacks will decrease his property value, obstruct his view, and distort the uniformity of the neighborhood.

Mr. Robert Amend
9129 Lennings Lane
Baltimore, MD 21237

Phone message received by Barbara Galliard
9/3/85, 9:20 a.m.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 19, 1985

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

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

Ms. Elizabeth M. Walbeck
212 Stevens Road
Baltimore, Maryland 21220

RE: Item No. 396 - Case No. 86-90-A
Petitioner - Elizabeth M. Walbeck
Variance Petition

Dear Ms. Walbeck:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nar

Enclosures

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS
DATE: May 27, 1985

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

PROJECT NAME: Walbeck Acres
PROJECT NUMBER: #85125
LOCATION: Philadelphia Road,
End of Lennings Lane
DISTRICT: 14C6

The Plan for the subject site, dated February 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 Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

HIGHWAY COMMENTS:

Improvements to Philadelphia Road (State Route 7) shall be processed through the State Highway Administration in accordance with their contract procedures. Minimum entrance width to Lennings Lane shall be 24 feet. A 10-foot widening strip shall be granted to the State along Philadelphia Road.

A waiver of road improvements along Lennings Lane was granted on November 16, 1984 by the Office of Planning and Zoning. Therefore, the Developer will not be required to construct curb and gutter; however, a widening strip of 25 feet from the existing centerline must be dedicated to Baltimore County.

No Public Works Agreement with Baltimore County will be required.

Private driveway entrances shall conform with Baltimore County Standard Detail Plate R-15, dated 1977, for "Typical Driveway Entrance from Road without Curb and Gutter."

Project #85125
Walbeck Acres
Page 2
May 27, 1985

HIGHWAY COMMENTS: (Cont'd)

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

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

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 grading in fee of said rights-of-way to the County. Preparation of all construction, rights-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.

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.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85) 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.

No storm water management is required. See additional comments from the Storm Water Management Review Section.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Water service to proposed Lot #4 may be provided as shown. However, another subdivision on the opposite side of Lennings Lane is being processed concurrently. This other subdivision will require a water main extension in Lennings Lane along the frontage of Lot #4. If construction of the proposed water main proceeds prior to this project, a water connection for Lot #4 should be made to the front of the proposed dwelling.

Project #85125
Walbeck Acres
Page 3
May 27, 1985

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Permission to obtain a metered connection from the existing water 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.

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.

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.

The Plan for the subject site may be approved, subject to conformance with the above comments.

EM:DES:ss
cc: File

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

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 15, 1985

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

Re: Item #396 (1984-1985)
Property Owners: Elizabeth M. Walbeck
NW/Cor. Old Phil. Rd. & Lennings Ln.
District 14th

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 Comments:

Since no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

July 19, 1985

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

Attn: Mr. N. Commodari

Re: ZAC Meeting of 6-25-85
ITEM: 396.
Property Owner: Elizabeth M. Walbeck

Location: NW/Cor. Old Philadelphia Road, Route 7 and Lennings Lane
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front, side and rear yard setback of 5' from the street right of way in lieu of the required 25'.
Acre: 4.7
District: 14th

Dear Mr. Jablon:

On review of the submittal, 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:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teleprinter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5002 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

May 22, 1985

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Maryland 21204

Re: CRG Meeting of 5-29-85
"Walbeck Acres"
N/W Side Philadelphia Rd.
Route 7 & Lennings Lane

Dear Mr. Markle:

On review of the submittal of February 1984 and field inspection, the State Highway Administration offers the following comments.

The State Highway Administration - Bureau of Engineering Access Permits finds the proposal for radius improvements at the S/W corner of Route 7 and Lennings Lane generally acceptable, however, we (S.H.A.) question the 20' width for Lennings Lane. Our recommendation to Baltimore County is for Lennings Lane to be a minimum width of 25'.

It is requested the plan be revised prior to approval of Baltimore County Building Permits.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

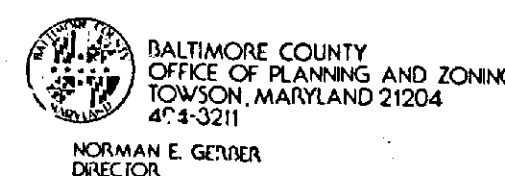
By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 659-1350
Teleprinter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5002 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

APR 10 1986



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

AUGUST 20, 1985

Re: Zoning Advisory Meeting of JUNE 25, 1985
Item # 396 ELIZABETH M. WALBECK
Location: 131/132 OLD PHILADELPHIA RD.
AND LENNING LANE

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.

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) 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 20-28 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 1/25/85.
- () 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

(X) Additional comments:
THE RES PLAN XIV-206 (KPA WALBECK ACRES)
WAS APPROVED 5/24/85, BALTIMORE ACRES
5/24/85

cc: James Howell

Eugene A. Robb
Chief, Current Planning and Development

PETITION FOR VARIANCE
14th Election District

LOCATION: Northwest corner of
Old Philadelphia Road and Lenning Lane
DATE AND TIME: Tuesday, September 10, 1985 at 7:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a variance from the Zoning Ordinance.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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
Aug. 15

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 15, 1985
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on August 15, 1985.

THE JEFFERSONIAN,

18 Kentuck

Publisher

Cost of Advertising
27.50

Petition for Variance

14th Election District
LOCATION: Northwest corner of
Old Philadelphia Road and Lenning Lane
DATE AND TIME: Tuesday, September 10, 1985 at 7:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

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

The Times

Middle River, Md., Aug 15, 1985

This is to certify, that the annexed

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 15th day of

September, 1985.

Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 8/15/85
Posted for: VARIANCE
Petitioner: Elizabeth M. Walbeck
Location of property: NW cor. Old Phil Rd. & Lenning Lane
9136 Old Phil Rd.
Location of Signs: In Testing Station on Old Phil Rd. between Lenning Lane and
Property of Petitioner
Remarks: None
Posted by: M. Jablon Date of return: 8/15/85
Number of Signs: 2

Case No. 85-90-A

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
31st day of July, 1985.

Petitioner Elizabeth M. Walbeck
Petitioner's Attorney

Received by: James E. Dyer
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO : Mr. James A. Markle
FROM : C. Richard Moore
SUBJECT: C.R.G. Comments

PROJECT NAME: Walbeck Acres C.R.G. PLAN: X
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN:
LOCATION: Philadelphia Rd & Lenning Ln. RECORD PLAT:

Consideration should be given to setting up the right-of-way
to realign Lenning Ln. on the inside of the curve.

CRG Jones

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 25, 1985

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

Item No. 385, 386, 387, 392, 394 (396), 397, 398, and 399 ZAC-Meeting of 06/25/85
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for
item numbers 385, 386, 387, 392, 394, 396, 397, 398, and 399.

Michael S. Flanigan
Traffic Engineering Assoc. II

NSP/ccm

BALTIMORE COUNTY, MARYLAND

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

DATE: May 28, 1985

PROJECT NAME: Walbeck Acres PLAN: XXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: XIV-206 PLAN EXTENSION:
REVISED PLAN:
PLAT:

Location: Philadelphia Road at the end of Lenning Lane.

The plan proposes 4 new single family dwellings and a 5th existing dwelling.

The plan is satisfactory.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: May 28, 1985

FROM: ZONING OFFICE

PROJECT NAME: WALBECK ACRES PLAN: ✓

LOCATION: Philadelphia Rd. end of Lenning Ln. DEVELOPMENT PLAN:

DISTRICT: 14th Election District PLAT:

- Show density calculations (X 3.5).
- Include tract boundary setback requirements and individual lots are governed by the C.R.G.P. window and height requirements and not the small lot table as shown.
- Include envelopes on lot 4 and 5 on development plan.
- On lot #5 if road widening is taken at the time of record plat on building permit, setback variances would be required for the existing dwelling prior to zoning approval.

WCR
W. CARL RICHARDS, JR.
Zoning Associate

WCR:bg

APR 10 1988

FALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
 FROM: Norman E. Gerber, Director
Office of Planning and Zoning
 SUBJECT: Zoning Petition No. 89-90-A

Date: August 26, 1985

The CRG plan was approved on May 29, 1985.

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

NFG:JGR:slm



BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204
 494-3610

July 18, 1985

TED ZALESKI, JR.
 DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 396 Zoning Advisory Committee Meeting are as follows:

Property Owner: Elizabeth M. Walbeck
 Location: NW/Cor. Old Philadelphia Road and Lenning Lane
 District: 14th

APPLICABLE CODES ARE CITED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.G.S. 11-17-1 - 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction.

(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.

(5) All Use Groups except R-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 108.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

(6) The structure does not appear to comply with Table 205 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 205 and have your Architect/Engineer contact this department.

(7) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(8) When filing for a requested Change of Use/Group any permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or to Mixed Use. See Section 312 of the Building Code.

(9) The proposed project appears to be located in a Flood Plain, Tidal/Rivers. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the flood plain levels including basement.

J. Comments:

(10) These abbreviated 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 review. If desired, the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/02/85



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204-2536
 494-4500

July 2, 1985

PAUL H. REINCKE
 CHIEF

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

Attention: Nick Connodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Elizabeth M. Walbeck

Location: Old Philadelphia Road and Lenning Lane

Item No.: 396

Zoning Agenda: Meeting of June 25, 1985

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

(3) 3. The vehicle road and condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

(4) 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) 6. Site plans are approved, as drawn.

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

REVIEWER: Paul H. Reincke Noted and
Chief Approved: Roy W. Kammerer
 Planning Group Fire Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS Date: May 16, 1985
 FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

Captain Joseph Kelly

PROJECT NAME: Walbeck Acres

PROJECT NUMBER: CRG Agenda 6/29/85, 1:30 pm

LOCATION: Phila. Rd. end of Lenning Lane

DISTRICT: 14

COMMENTS

- (X) 1. Proposed buildings shall be designed and constructed so as to meet the applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
- (2) 2. Fire flow test is required to be conducted by the Baltimore City Water Dept. or as close to proposed site as possible. Test results are to be referenced to the office of the Fire Protection Engineer.
- (3) 3. Proposed parkable driveways must be a minimum of 16 feet in width and of a hard surface capable of supporting emergency apparatus, weighing 30,000 pounds on two axles.
- (4) 4. Access road shall be posted with Fire Lane signs along its entire length.
- (5) 5. Standard cul-de-sac or t-turnaround shall be provided at deadend street near _____
- (6) 6. All roads shall have a minimum width of 20 feet.
- (7) 7. Driveways in excess of 300 feet shall have standard cul-de-sac or t-turnaround.
- (8) 8. Maximum angle of departure (grade percentage) shall not exceed 2% per NFPA Standard #101. Angle of departure in excess of 2% would prohibit emergency fire apparatus from gaining access to the site.
- (9) 9. Submitted site plan fails to indicate proposed fire hydrant spacing at _____ feet intervals in accordance with Baltimore County Standard Design Manual.
- (10) 10. All self-service stations shall have at least one attendant on duty while the station is open to the public. The attendant's primary function shall be to supervise, observe and control the dispensing of Class I liquids while said liquids are actually being dispensed, according to NFPA 30, 1981 Edition, Section 7-2.1.3 and Section 7-2.1.11.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Sy Benson
Charles K. Weiss
 FROM: Walbeck Acres
Philadelphia Rd. End of Lenning Lane
 SUBJECT: CRG 5/29/85

Date: May 15, 1985

The three additional sites on Lenning Lane appear to have no problem with collection. They can be picked up in the same manner as existing houses.

CKW/KRA:lab

5-28-85
 Date

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

Walbeck Acres

Subdivision Name, Section and/or Plat

EM. Walbeck

Developer and/or Engineer

Buck River

Watershed

No. of Lots

or Units

47

Total Acreage

Liquid Eject & Rev. Crp

Public

Water

Public

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, _____ 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: on the attached items

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, Director
Environmental Support Services
 FROM: Stephanie A. Taylor
Waste and Water Quality Management
 SUBJECT: ENVIRONMENTAL EFFECTS REPORT Walbeck Acres

Date: May 28, 1985

CRG MEETING May 29, 1985 1:30 pm
 (Date) (Time)

PLAN REVIEW NOTES

1. Residential subdivision with 5 lots on 4.706 acres.
 (Describe site)

2. Public water and Public sewer is proposed.

3. No streams.
 (Describe streams on-site)

5. No wetland soils.
 (Describe wetland soils on-site)

6. Storm Water Management _____ required.

7. _____ proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

A. _____ No development is allowed in _____ (Soil/name & symbol)

B. _____ A revised site plan indicating no development in _____ must be submitted.

APR 10 1986

Mr. Brooks Stafford
Environmental Effects Report

(Name)

Page Two

1. The developer must follow the Health Department Wetland Guidelines.

2. (Other)

C. BEST MANAGEMENT PRACTICES

✓ 1. 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.

✓ 2. 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.

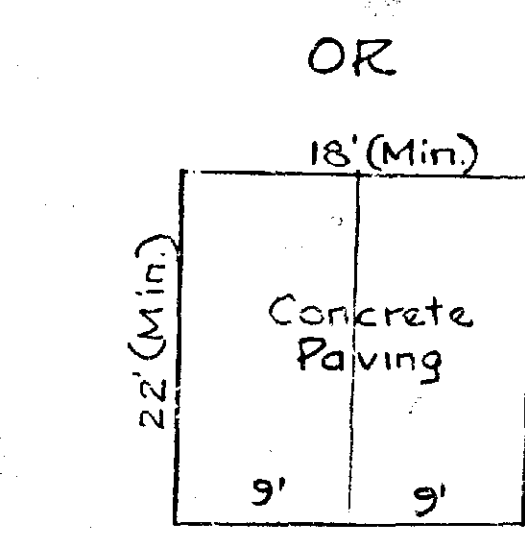
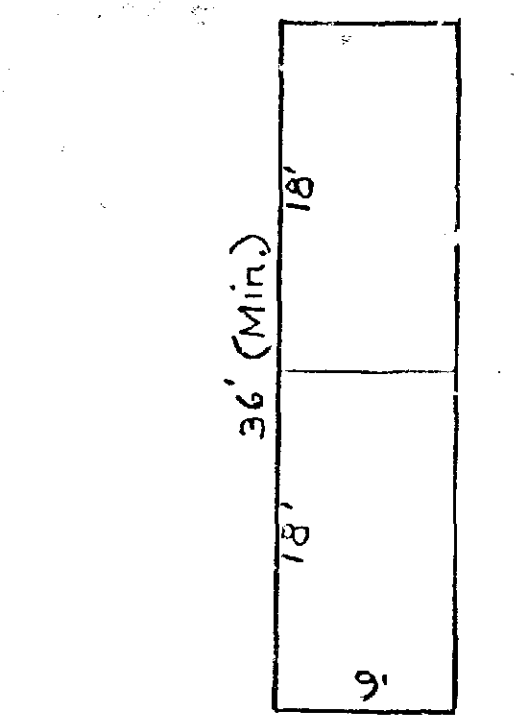
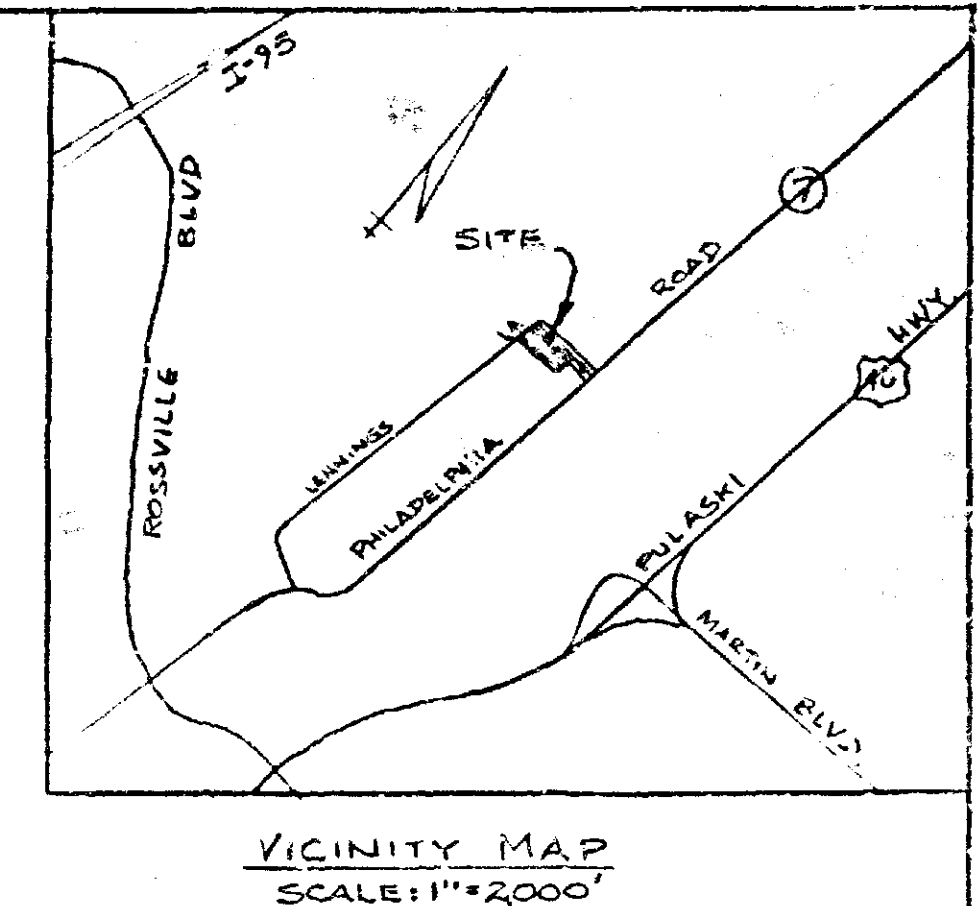
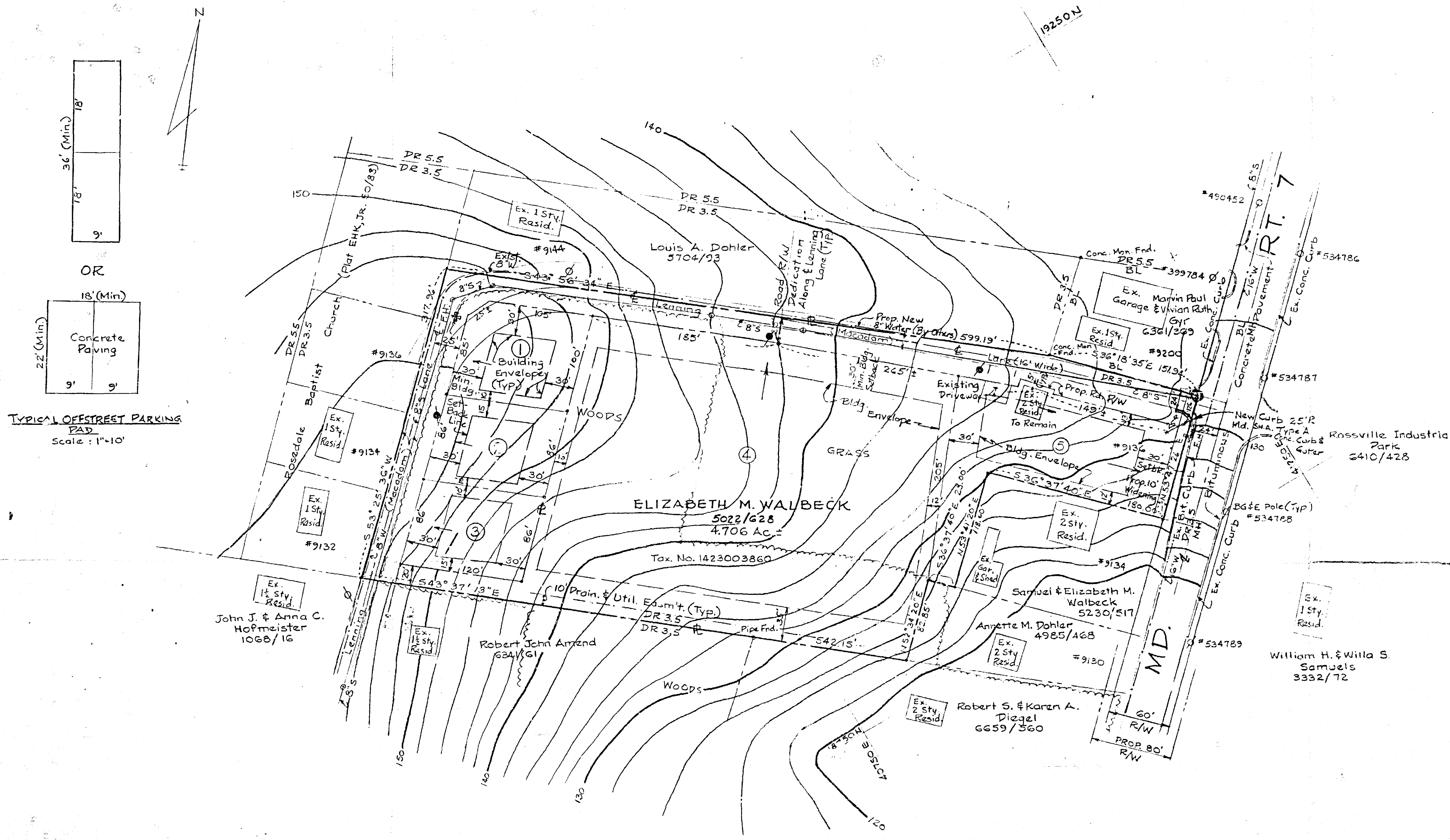
✓ 3. Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.

✓ 4. Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.

✓ 5. Filling will not occur in grassed or lined drainage ditches or swales.

6.

ST:pms



TYPICAL OFFSTREET PARKING
PAD
Scale: 1"=10'

- Notes:**
1. Zoning - DR 3.5
 2. Lots 1, 2, 3 are for sale. Lots 4 & 5 will be retained by the owner.
 3. Existing grading will not change except for slight changes around new dwellings on lots 1, 2, 3, & 4. Any slight changes will be shown on Site Plan for Building Permit.
 4. On November 16, 1984, Baltimore County Office of Planning & Zoning granted the Owner a Waiver for Public Works Improvements for this Subdivision.
 5. A Waiver for Local Open Space & a Variance for SWM, is Requested for this Subdivision.
 6. A 10' Drainage & Utility Easement is to be provided around the entire tract boundary.
 7. Minimum Number Offstreet Parking per Dwelling - 2 Spaces.
 8. Window to Tract Boundary Minimum - 35'
 9. A 25 Foot Wide Strip of Land Running Along Lenning Lane Will be Deeded to Baltimore County for the Purpose of Road Right of Way.
 10. Landscaping: One Tree/Hse. Req'd. Five Trees Proposed.
 11. Trash to be Collected by Baltimore County
 12. Sideyard Setbacks may be Alternated.
 13. Water Service for Lot #4 will come from the 20 foot width strip next to Lot #3.

Census Tract	4407
Watershed	22
Subwatershed	4
Councilmanic District	6

14. No more than 5000 S.F. may be disturbed on each lot during house construction.
15. All downspouts shall be directed to the rear of proposed houses.
16. Total number of street lights = 3.

- REFERENCES:**
- Waiver - W-84-154
 - Water Dwg Nos. 59-1256, 62-905, 71-0310
 - Sanitary Dwg Nos. 77-0382 & 77-0383
 - Tax Map #82

AREA/DENSITY CALCULATIONS:

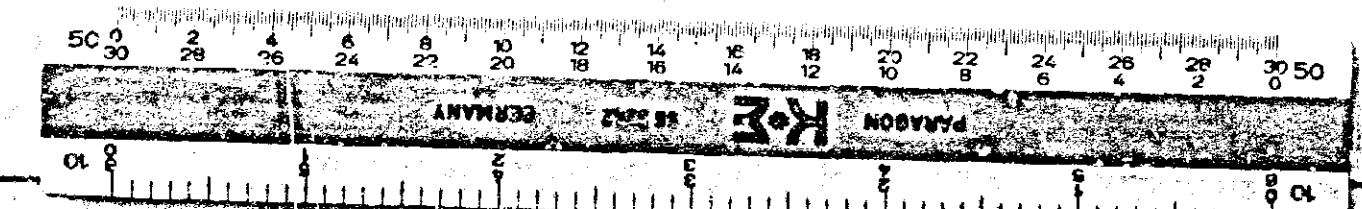
Lot #1 = 10,600 S.F.
 Lot #2 = 10,320 S.F.
 Lot #3 = 10,320 S.F.
 Lot #4 = 116,930 S.F.
 Lot #5 = 23,156 S.F.
 Net Area = 172,350 S.F. = 3.977 Ac.
 Road Dedication = 32,145 S.F. = 0.738 Ac.
 Gross Area = 204,995 S.F. = 4.706 Ac.
 Number of Lots Allowed = 3.5 x 4.706 Ac. = 16
 Number of Lots Shown = 5

LEGEND

- Existing Fire Hydrant
- Existing Sanitary/SPM
- Existing Woods Line
- Proposed Street Light
- Existing Power Pole/Light
- Lot Number
- Existing Water



PLAT FOR ZONING VARIANCE
 CASE: ELIZABETH M. WALBECK
 DISTRICT # ZONED DR 3.5
 LOT #5 TROP. SUBD.
 BOOK NO. 5022 FOLIO 62
 EX. UTILITIES IN MD. RTE. 7



Contour Interval = 2'

Scale: 1"=50'