



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 6, 2000

Charles L. Wagandt
803 Oella Avenue
Ellicott City, MD 21043

Dear Mr. Wagandt,

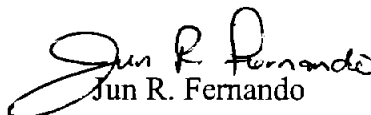
RE: Spirit and Intent Letter, Hearing Case # 87-212-A
734 Oella Avenue
1st Election District

This letter is an amendment and clarification of my previous correspondence dated August 22, 2000. Please be advised that after careful review of your site plan dated August 9, 2000 and as per my discussion with Mr. Carl Richards, zoning supervisor, the following has been concluded.

In consideration of your neighbor's letters located at 732 and 736 Oella Avenue, indicating that they reviewed your proposal and they have no objections to the proposed deck. This office believes that your request for the addition of an open deck as shown on the plan dated 8-9-00 would be approved as being within the spirit and intent of the zoning hearing case #87-212-A.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need any further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,


Jun R. Fernando
Planner II
Zoning Review

JF:kl



September 4, 2000

In reference to: Construction of deck on rear of house
734 Oella Avenue, Ellicott City, MD 21043

As an immediate neighbor to the address above, I, the undersigned, have no problem with the construction of a rear deck in accordance to the attached drawing.

Neighbor at 732 Oella Avenue

THOMAS D GROSS

PRINT

Thomas D Gross

SIGNATURE

Neighbor at 736 Oella Avenue

JENNIFER ROBERTS

PRINT

J. Roberts

SIGNATURE

OELLA COMPANY INC.

803 OELLA AVE • ELLICOTT CITY, MD. 21043

RECEIVED

JRF 9-1-00

TO: Carl Richards, Zoning Supervisor
FROM: Charles L. Wagandt
DATE: August 29, 2000
SUBJECT: Spirit & Intent Letter, Hearing Case #87-212-A734 Oella Avenue -
Christine Kelley

To: Jun
See Bruno
8/31/00
wan

On June 7, 2000 I applied for a building permit to erect a wooden deck on the rear of the semi-detached house at 734 Oella Avenue. Zoning Review would not approve the addition and suggested that I write a spirit and intent letter because there had been variances authorized previously on this property. The request was rejected in a letter dated July 12, 2000. I was told that a variance petition would be necessary before a building permit could be authorized. The various documents were prepared by civil engineers, Whitman Requardt & Associates, and me..

I met with Mr. Bruno on Tuesday morning, August 8, 2000, to make certain that all documents were in order and to file the petition. This gentleman apparently talked with you and possibly others. Initially he came back and said the zoning variance would not be adequate and that there would have to be an amended development plan. This was then changed to recommending that I alter the deck on the side facing 736 and then write another spirit and intent letter.

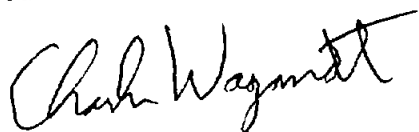
I went back to my engineers and had them draw up a new layout to comply with the recommendations of your office. I proceeded to write a new letter, this time over the name of Christine Kelley who had purchased the property since I had written the original letter. This new request was rejected by Mr. Jun Fernando on August 22, 2000, who stated that not only a zoning variance must be sought but also an amendment to a previously approved zoning hearing, an amendment to the partial development plan, and contact with the planning office in reference to historic sites. It appears that so many obstacles are being placed in the way of building a deck that it could be impractical to continue.

9-1-00
Talked to Mr. Wagandt
to send letters from the

As there are many decks built on the rear of houses overlooking the Patapsco River in the 700 block, it is surprising to learn that one cannot be constructed on 734 Oella Avenue without extensive engineering and legal work and an ever increasing list of requirements. This has proved a hardship for me because I agreed in my contract of purchase with Ms. Kelley that I would provide her a deck. Because of other neighborhood decks, I could not see why there would be any problem with one being placed on this property. The documents relating to this matter are attached. Is there any way relief can be provided and this project be allowed to proceed?

Thank you for your attention to this matter.

CLW/bw
Attachments



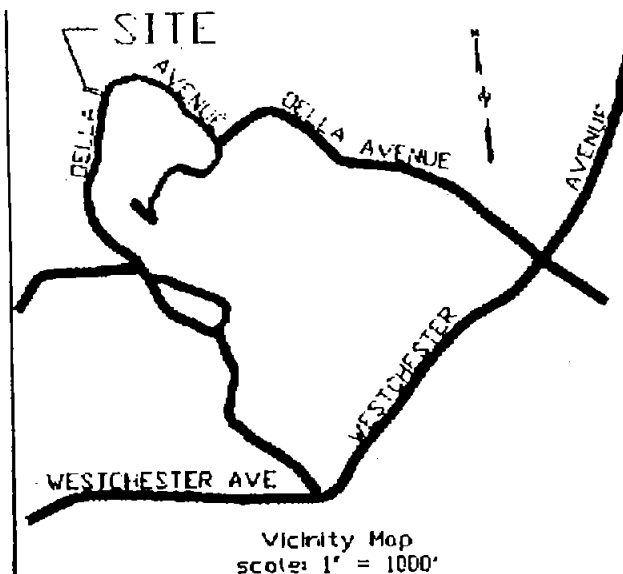
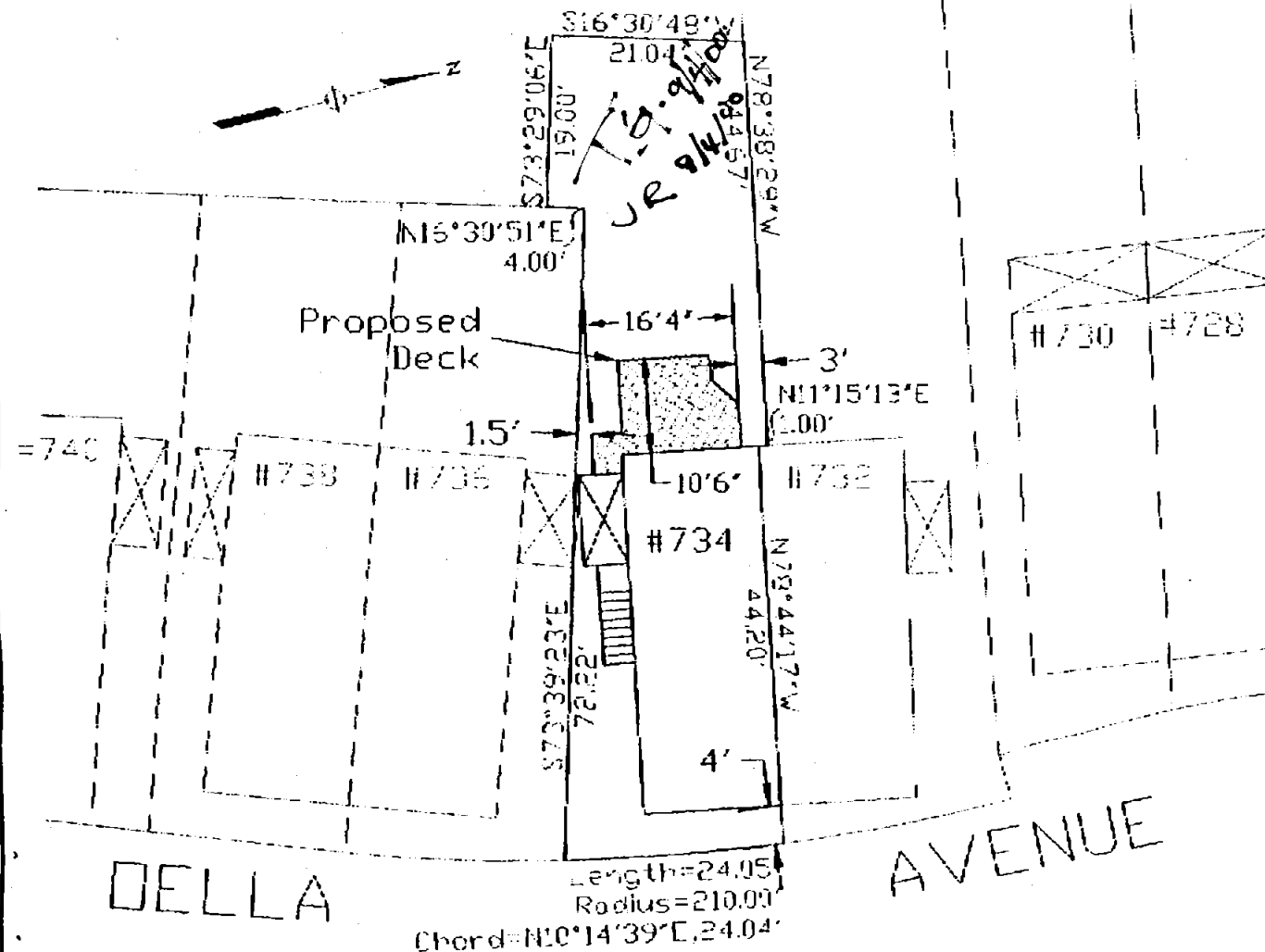
P.S. Please note that Ms. Kelley's neighbors at 732 & 736 support her request for a rear deck.

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 734 Della Avenue

Subdivision Name: Della
Plat Book# 52, Folio# 28, lot# 5

OWNER: Ms. Christine Kelley



LOCATION INFORMATION

Councilmanic District: 1

Election District: 1

1"=200' scale map#: S.W. 2-1

Lot size: 0.044 acres; 1926.8 sq ft

SEWER: ☒ ☐
WATER: ☒ ☐

Chesapeake Bay Critical Area ☐ ☒

Prior Zoning Hearings: Case No. 87-212-A

Zoning Office Use ☐ NL

reviewed by: ITEM #: CASE #:

date: 8/9/00

prepared by: WRD

20' 10' 0' 20' 40'
SCALE: 1"=20'



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

STEPHEN E. COLLINS
DIRECTOR

October 2, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 103 A 104, 105, 106, 108, 109, 110, 111, 112, and 114.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Zoning Item # 103-A Zoning Advisory Committee Meeting of 9-23-86
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until _____.
 - () Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- (x) Others all property must connect to the available water sewer and water

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

September 29, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 103-A Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles L. Wagandt
Location: E & W Sides Oella Ave., 800 feet ± N of Glen Ave.
District: E & W Sides Oella Ave., 2100 feet ± N of Frederick Road

APPLICABLE ITEMS ARE CIRCLED:

- (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.M.S. #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/is not required on plans and technical data.
- (2) 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. Reproduced seals are not acceptable.
- (2) All Use Groups except R-1 Single Family Detached Dwellings 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 401, Section 1007, Section 1006.2 and Table 1007. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (7) The structure does not appear to comply with Table 505 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 401 and 505 and have your Architect/Engineer contact this department.
- (2) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (2) When filing for a required Change of Use/Occupancy 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 Architecture or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Uses. See Section 312 of the Building Code.
- (1) The proposed project appears to be located in a Flood Plain, Flood/Reveries. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.
- (1) Comments: Home Owners Associations require a 2 hour fire separation wall between dwellings. Any other new construction shall comply with the current Code requirements. See Memo #1 attached for codebook 111 bedrooms shall have windows for rescue and emergency egress as per Section 809.4 under the current Code.
- (1) 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 permit. 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.

Mark S. Jordan
Building Plans Review

LJZ/86

6 COUNTY REVIEW GROUP MEETING
Thursday, October 13, 1983

OELLA DEVELOPMENT

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, Chairman - Dept. of Public Works
S. A. Bober - Office of Current Planning
Susan Carroll - Office of Planning
Robert Powell - Health Department
Robert Coveahy - Bureau of Public Services
Charles Wagandt - Oella Company
Phillip Lee - Whitman, Roquardt & Associates

*Attachment - List of Interested Citizens

Mr. Benson, Chairman of the County Review Group, called the meeting to order at 9:03 a.m. He introduced the members of the Committee and stated the purpose of this continued meeting.

Mr. Phillip Lee, developer's engineer, presented the plan. All 9 issues discussed at the meeting of April 6, 1983 have been addressed on the revised plan.

Mr. Eugene Bober, co-chairman of the CRG, summarized the written comments submitted by the Fire Dept., Dept. of Permits & Licenses, Health Dept., Developers Engineering Division, Office of Planning & Zoning, and Dept. of Traffic Engineering. Mr. Bober's summary is as follows:

Additional hydrants have been placed within this tract.

The plan is satisfactory to the Health Department.

The Zoning Office advises that the need for numerous variances for this subdivision is still applicable.

The plan appears to be revised in accordance with the requests of the previous meeting from the Developers Engineering Division.

Traffic Engineering states that there are still some issues to be resolved and requested that the developer's engineer comply with the comments as submitted.

The plan is acceptable to the Dept. of Permits & Licenses but it must meet the Building Code requirements in addition to complying with the submitted comments.

CITIZENS' COMMENTS

Mr. Gary Saruinas, a resident of Rest Avenue, is concerned about the width of existing Rest Avenue and Westchester Avenue. He requested that Baltimore County review this road for improvements. The road is too narrow and cannot handle traffic at the present time. Mr. Saruinas was advised that his request would be taken into consideration.

CRG Comments
I-226

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 103-A, Zoning Advisory Committee Meeting of 9-23-86

Property Owner: Charles L. Wagandt

Location: Oella Ave

District 1

Water Supply: mello

Sewage Disposal: mello

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 23, 1986

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

RE: Property Owner: Charles L. Wagandt

Location: E & W sides Oella Avenue, 800' ± N of Glen Avenue E & W sides Oella Ave.
2100' ± N. Frederick Road
Item No.: 103A

Zoning Agenda: Meeting of 9/23/86

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.
- (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.

REVIEWER: [Signature] Noted and Approved
Planning Group
Special Inspection Division

Approved: [Signature]
Fire Prevention Bureau

/ab

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

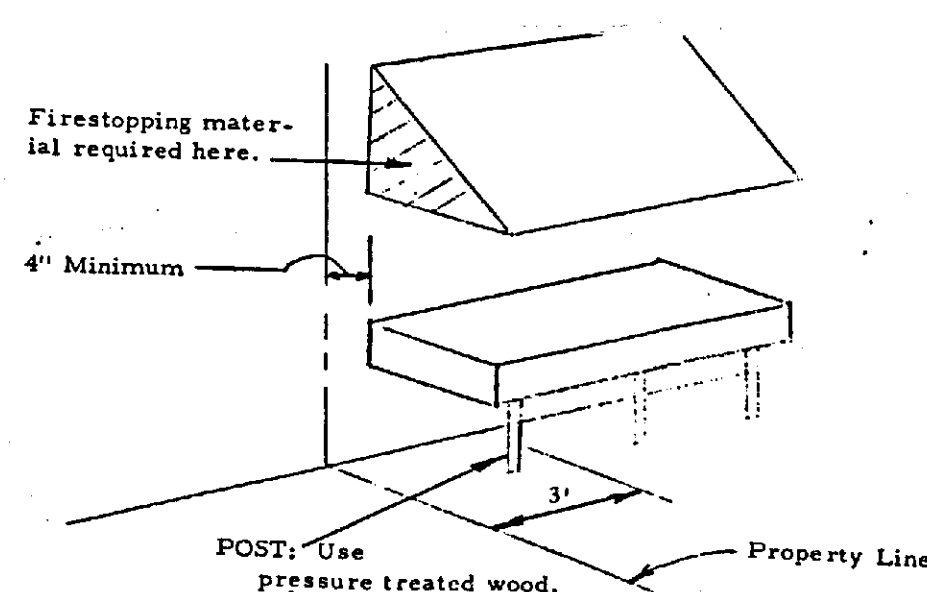
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



OVER

OELLA DEVELOPMENT

-2-

October 13, 1983

Written comments from the aforementioned County agencies were given to the developer and developer's engineer and are a part of these minutes. The Department of Public Works and the Office of Planning approved and signed the plan.

This meeting was adjourned at 10:00 a.m. GSB

CONTINUED MEETING

C. P. 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
7. Adjourn Meeting

SIGN IN

Name Address
GARY SARUNITS 611 Rest Ave.
Edith J. Pfan 607 Rest Ave.
Ruth A. Stark 519 Oak Avenue
Cliff Finkstein (Cabinville Times) 1 Newbury Ave

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

DATE: October 11, 1983

PROJECT NAME: Oella Development Continued CRG PLAN
COUNCIL & ELECTION DISTRICT I-226 PLAN EXTENSION
REVISED PLAN
PLAT

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

The "Oella Guideline Statement" has been reviewed by the Landmarks Preservation Commission. This general statement is satisfactory to the Commission as a part of this plan. The Commission will require more detail on the proposed units in subsequent processing of the individual sections.

The Planning Board, at its meeting on April 21, 1983, considered Section 3 this plan for a cluster subdivision pursuant to Sections 22-59 and 22-60 of the Development Regulations. The Board determined that the project would be compatible with the development on properties adjacent to the proposed plan's site.

The plan is generally satisfactory as it pertains to the requirements of this office. Final Development Plans are required for the individual sections.

Previous comments dated April 6, 1983 are still applicable relative to soil limitations, steep slope limitations, and limited sewer capacity in the Patapsco Drainage Area.

Susan Carrell
Susan Carrell

Oella continued
October 11, 1983
Page Two

6. Buffer areas may not be included in local open space and must be maintained by a homeowner's association.
7. The zoning boundaries must be clearly shown and labeled on all plans.

Diana Litter
DIANA LITTER
Zoning Associate III

Di: eoh
cc: File

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: October 11, 1983

FROM: ZONING

PROJECT NAME: Oella PLAN: ☒
LOCATION: Oella Ave. E of Frederick Ave. DEVELOPMENT PLAN:
DISTRICT: 1st Election District PLAT:

1. The previous comment concerning the need for numerous Variances is still applicable.
2. In order to determine the exact locations of all residential transition areas, the uses of any adjacent buildings and acreage of all adjacent properties should be clearly shown on the plan. Of chief concern is the Engel property, Liber 5917, Folio 892 on the north side of Rest Avenue and the Reedy property, Liber 2461, Folio 189 on the southeast corner of the property, Sheet 1.
3. As previous comments stated, buffer areas must be provided between any new townhouses which are in a residential transition area and any off-site single family dwelling or vacant lots of less than 2 acres. Buffer areas should be clearly labeled and their width dimensioned in all areas where they are required, most notably in Section 3 and 8.
4. In the vicinity of the building labeled as the church, there is a new entrance to a parking lot which is partially zoned D.R. 2 and partially zoned B.M. Since the church is apparently no longer used as such but has been converted to offices, it should be labeled accordingly. A 75 foot wide buffer is required between all adjacent off site dwellings 791/793 and 786 and any portion of the parking lot which is zoned D.R. It appears that a driveway revision is also required for this parking lot, since it is located in what should be the buffer area. If the parking in the D.R. zone is an expansion to the existing parking lot, a Special Hearing will be required.
5. A landscaping plan showing the length and width of all buffer areas which details the number, types, height and size of all existing and proposed trees and shrubs must be submitted with the final development plan.

7/32bco

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DATE: October 11, 1983

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Susan Carrell
Susan Carrell

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FROM: OFFICE OF PLANNING AND ZONING

DATE: October 11, 1983

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Oella continued
October 11, 1983
Page Two

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Diana Litter
DIANA LITTER
Zoning Associate III

Di: eoh
cc: File

C. P. G. MEETING AGENDA

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2. Introductory statement concerning aims and goals of development regulations
3. Introduction of County representatives
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5. Comments of County agencies
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7. Adjourn Meeting

SIGN IN

Name Address
Stephen L. Haller 1307 Hickory Springs Cir
Oris A. Deal Cabinville MD 21228
Gust H. Schaefer 514 Lee Drive
Gary W. Taylor Cabinville, MD 21228
Linda E. Marule 1602 Swickard St.
Siphen Craig Brito MD. 21228
412 Lee Drive, Cabinville
117 PARK DRIVE, CABINVILLE, MD
21228
212 Rockwell Ave. 21228

7/32bco

6 BALTIMORE COUNTY, MARYLAND 6

TO: Mr. Robert Morton

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

DATE: October 11, 1983

PROJECT NAME	Oella	C.R.G. PLAN	X
PROJECT NUMBER & DISTRICT		DEVELOPMENT PLAN	
LOCATION	Oella Avenue	RECORD PLAT	

Due to severe slopes, rock, and poor horizontal and vertical alignment, there are limits to the improvements that can be made to the roads in Oella where the existing homes are. Taking this into consideration the following comments are offered:

- 1) Improvements should be made at the horizontal curve on Oella Avenue at Race Road.
- 2) The alternate access for the 42 units on Pleasant Hill Road is suitable for one-way in only. Pleasant Hill Road should be widened to allow two vehicles to pass. Additional road improvements will be necessary on Oella Avenue such as grading back the bank to the east for vehicles exiting from Pleasant Hill Road.
- 3) The vertical profile on Oella Avenue between STA.38 - STA.42 needs to be studied to see if it is possible to improve sight distance for the existing entrances.
- 4) The access on Oella Avenue north of house number 728 should be eliminated or relocated due to limited sight distance.
- 5) The intersection of Oella Avenue, Glen Avenue, and Hollow Road needs to be improved with larger radii for turning movements.
- 6) The proposed entrance for the church parking lot needs to be eliminated with a single access point at STA.1 on Glen Avenue.
- 7) The proposed access on Glen Avenue near STA.10 does not have sufficient sight distance. This can be corrected by lowering the grade on Hollow Road to the east of the entrance. This would require offsite right-of-way or slope easement however. Also the proposed access may have to be relocated a few feet to the west to improve sight distance around the curve.
- 8) Rest Avenue needs to be extended to the west past the 90° bend to provide a turnaround. Rest Avenue needs to be widened to two lanes out to Westchester Avenue.

CRM/GMJ/ccm

C. Richard Moore
Acting Deputy Director
Traffic Engineering

6 BALTIMORE COUNTY, MARYLAND 6

INTER-OFFICE CORRESPONDENCE

TO: Joseph Warfield, C.R.G.

FROM: C. E. Burnham, Chief, Building Plans Review

SUBJECT: Oella Development

Date: September 26, 1983

1. At least one dwelling unit for each 25 dwelling units in the project shall be made accessible to the Handicapped, etc., etc., See Md. Code of Regulations 05.01.07 Section.03 page Sept. 5, 1980 Edition.
2. Handicapped Building entrance, parking, etc., etc., shall comply with Section .05 including individual parking signs.
3. When a permit is applied for, a review for full compliance with be made of the Architectural, Structural and Mechanical drawings.
4. The maintenance building shall be provided with a fire separation wall from the dwelling units. See Table 1402.0 BOCA for the rating of S-1 storage.
5. Single exit buildings shall comply with Table 809.3 (Use Group in the first box of the Table should read R-2) there was a misprint in some early editions. Take note: the travel distance will have some control of the size of the structure as well as Table 505.
6. When the permissible areas are exceeded as indicated in item 5 a fire wall shall be provided complying with Table 1402 Section 1407.0.
7. The building plans review personnel, review under the following codes:
 1. 1981 BOCA Basic Building, Mechanical and Energy Code and also Council Bill 4-82.
 2. The 1973 Baltimore County Plumbing and Gas Fitting Code and the current Edition of the National Electric Code are applicable although no plumbing or electrical review is performed.
8. Three sets of signed and sealed construction drawings and data sheets will be required for plans review along with the usual, site plans, utility drawings, record plats, etc.

6 BALTIMORE COUNTY, MARYLAND 6

INTER-OFFICE CORRESPONDENCE

TO: Mr. Brooks Stafford

FROM: Stephanie Taylor

SUBJECT: ENVIRONMENTAL EFFECTS REPORT

Date: October 7, 1983

CELLA CRG Meeting (continued) October 13, 1983 9:00 A.M.

PLAN REVIEW NOTES

1. Residential subdivision with 140 new units (103 existing) on 75 acres.
2. Public sewer and public water proposed.
3. Patapsco River Watershed.
4. No wetland soils.
5. Intermittent stream on property.
6. Stormwater management is required by Dept. OF Public Works.

RESPONSE

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

1. The owner agrees, in writing, to comply with the following Best Management Practices at this site:
 - A. 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.
 - B. Lots will be removed according to the following schedule: through April, monthly, concurrent with grass mowing; November through April, monthly, concurrent with grass mowing; November through April, monthly, concurrent with grass mowing; November through April, monthly, concurrent with grass mowing.
 - 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 Univ. of Maryland Cooperative Extension Services.
 - E. Filling will not occur in grassed or lined drainage ditches or swales.

ST:pms

6 BALTIMORE COUNTY, MARYLAND 6

Project #83048

Cella

Page 2

October 10, 1983

HIGHWAY COMMENTS: (Cont'd)

Section III

A waiver is required for the proposed 18-foot roadway.

Section IV

Since Log Town Road is existing and no new development is proposed in this area, no highway improvements are required, except in connection with Oella Avenue.

Section V

The area of one-way traffic recommended by the Department of Traffic Engineering should be shown on the plan. Additionally, we support the desires of the Department of Traffic Engineering regarding improvement of sight distance in the area of Pleasant Hill Road.

WATER AND SANITARY SEWER COMMENTS:

The minimum size water main, which will be allowed in any area where fire hydrants will be installed is 8-inch.

Fire hydrants will be required as directed by the Fire Department.

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

EW:REC:ss

cc: File

6 BALTIMORE COUNTY, MARYLAND 6

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU

DATE: October 4, 1983

Captain Joseph Kelly and John Bryan, Jr.

PROJECT NAME	Oella Dev.	PRELIMINARY PLAN
PROJECT NUMBER	CRG Agenda 10-13-83 9:00 am	TENTATIVE PLAN
LOCATION	Oella Avenue E. of Frederick Ave.	DEVELOPMENT PLAN
DISTRICT	1	FINAL PLAT

Comments:

1. Add additional fire hydrants in front of house #871 and also in front of #835 Dutch Hotel and in front of #780, #524 and #456 Oella Avenue also corner of Race Road and Oella Avenue shown on sheet 2 of 2, also in front of 1209 Oella Avenue shown on sheet 1 of 2.
2. All fire mains shall be a minimum 8 inches in diameter in accordance with Baltimore County Standard Design Manual.
3. Proposed buildings shall be designed and constructed as to meet the applicable provisions of the Fire Prevention Code.

6 BALTIMORE COUNTY, MARYLAND 6

October 7, 1983

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

Oella Development

Subdivision Name, Section and/or Plat

Oella Company

Developer and/or Engineer

Patapsco River

Watershed

No. of Lots

140 new

105 exist

75

Total Acreage

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 attached were dated October 7, 1983, below said in the comments.
- It is recommended this plan not be approved at this time. See revisions and/or REVISIONS AND/OR COMMENTS.

1) Public water and sewer lines to serve the site are currently under construction. The existing water and sewer when it becomes available and properly abandoned and backfill all wells and septic systems.

SS 783R

6 BALTIMORE COUNTY, MARYLAND 6

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: October 10, 1983

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

PROJECT NAME	Oella
PROJECT NUMBER	#83048
LOCATION	Oella Avenue, East of Frederick Avenue
DISTRICT	1C1

The Plan for the subject site, dated February 7, 1983, with the latest revision dated September 6, 1983, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

- The Plan is satisfactory pending conformance with the following comments.

Unless superseded by these comments, the original comments, dated April 6, 1983, remain valid for all requirements for which a specific waiver has not been granted.

The Department of Public Works will support reasonable additional waiver requests where meeting County Standards is not possible or would create an extreme hardship.

All utility and highway construction whether public or private must be designed in conformance with Baltimore County Standards on Baltimore County Lines.

HIGHWAY COMMENTS:

Section II

- The proposed new road is shown on the plan as 10 feet in width. We assume that this is just an error and that a wider section is actually proposed. The Developer is cautioned that although the Department of Public Works will be supporting waivers in certain instances within this subdivision, the entrance from Oella Avenue must be constructed to an acceptable grade and alignment. The preliminary plan indicates very steep existing grades in this area.

6 BALTIMORE COUNTY, MARYLAND 6

OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

April 27, 1983

Mr. Charles Wagandt
803 Oella Avenue
Ellicott City, Maryland 21043

Re: Oella

Dear Mr. Wagandt:

We have reviewed your waiver application for the above property and have determined that a waiver for the Standard(s) (Sec. 22-82 Street Design (Walks and Parking), Sec. 22-98 Floodplain; Reason - unnecessary hardship) would be within the scope, purpose and intent of the Development Regulations of Baltimore County and is therefore approved. The following waivers were approved: widening of Oella Avenue to 20' in lieu of 24' in Sections 1 through 7; Section 1 - parking in floodplain area, sidewalk on East side of Oella Avenue; Section 3 - provision of new 16' road in lieu of 20' road behind Dutch Hotel and existing units #871-881; Section 5 - provision of new 16' in lieu of 20' road to connect to existing Pleasant Hill Road; Section 7 - provision of new 16' road in lieu of 20' road.

Waiver of 35' turning radius and 10' paving section in lieu of 24' for existing private road in Section 1 was not granted. The Planning Board requested more information with respect to feasibility, cost and Fire Department comments on improvement to this road. This will be reviewed by the ad hoc Committee on Waivers and Exemptions on May 19, 1983.

Should you have questions please contact Eugene Bober, at 494-3335.

Sincerely yours,

Norman E. Gerber
Norman E. Gerber
Director of Planning & Zoning

NEC:rh

cy: Eugene A. Bober
Robert A. Horton

6 6

Baltimore County Office of Planning and Zoning
County Courts Building, Room 406, Towson, Maryland 21204

SECTION 22 - 43 WAIVER

RECEIVED
APR 21 1983
OFFICE OF PLANNING AND ZONING

I. General Information:

1. Name of development and location: Oella, North of the intersection of Oella Avenue and Frederick Road, across from Ellicott City

2. Owner(s) name: Charles Wagandt

3. Owner(s) address and phone number: 803 Oella Avenue, Ellicott City, Maryland 21043 465-1700

4. Applicant's name (if other than owner): _____

5. Applicant's address and phone number: _____

6. Liber/Title: 5413/717

7. Property Number: 16-00-012 439

8. Description: Attach separate plan or deed description: Charles Wagandt 4/20/83

9. Signature of Applicant or Owner, Date: _____

II. Reason for Waiver Request: Check Appropriate Reason:

(1) Lot line adjustment, including the combination of lots or parcels. _____

(2) The subdivision of property pursuant to court order, a will, or the laws of intestate succession. _____

(3) Amendments to an approved plan or plot which do not materially alter the proposed development. _____

(4) The subdivision of land in an approved agricultural land preservation district for the purpose of the conveyance of lots to the owner or his children pursuant to Title 2, Subtitle 5 of the Agriculture Article of the Annotated Code of Maryland. _____

(5) The subdivision of a farm tract into two lots. _____

(6) The subdivision of land in an R-C zone if no new roads are required. _____

(7) The subdivision of land into three or fewer lots for residential single-family dwellings. _____

(8) A commercial development of land involving only one building for a single use. _____

(9) An industrial development of land involving only one building for a single use. _____

(10) A minor development. _____

(11) The construction of public buildings. _____

(12) The construction of accessory structures. _____

(13) Any proposed development, if the Director finds that compliance with these regulations would cause unnecessary hardship. Attach statement specifying nature of hardship. _____

III. Nature of Waiver:

Waver of Plan _____

Waver of Plot _____

Waver of Standard(s), specify which standard(s) is being requested to be waived and reason: SEC 22-82 Street Design (Walks and Parking), SEC 22-98 Floodplain; Reason: unnecessary hardship

IV. Status:

Approved _____

Denied _____

Director of Planning and Zoning, 4/21/83

Approved _____

Amended _____

Denied _____

Baltimore County Planning Board Date _____

Comments: Waiver of 35' turning radius and 10' paving section in lieu of 24' paving section for existing road in Section 1 was not granted. More information is requested. Specifically, cost, Fire Dept. comments.

6 6

OELLA DEVELOPMENT

-2- April 6, 1983

In order to subdivide this tract, a number of waivers must be applied for since most of the existing units front directly on the road. Very narrow roads and steep grades would not meet with County standards.

Robert Covahey presented written comments from Developers Engineering Division. He stated that all water mains that will serve fire hydrants must be a minimum of 8 inches in diameter. The curve by the existing mill on Oella Avenue shall be improved for sight distance. All public and private roads and utilities must be designed and constructed to County standards.

Gregory Jones presented the written comments from Traffic Engineering. Capt. Joseph Kelly presented the written comments from the Fire Department. Dr. Crosby, Landmarks Preservation Commission, stated that on the basis of the information furnished to him, he could not comment either way. He requested that the developer furnish him with more specific information as to type of materials to be used, architectural design and the demolishing of existing structures (2 log cabins). The Commission is, however, very enthusiastic about this development.

Susan Carroll presented the written comments from Office of Planning. Diana Itter presented the written comments from Office of Zoning. Eugene Baber presented written comments from the Dept. of Recreation & Parks.

CITIZENS' COMMENTS

Mr. Bernard Potts presented a list of items of concern in the community:

1. Concerned about additional traffic.
2. How many families would be involved in this development.
3. How many cars would be involved.
4. School capacity - what is there now, and what will be needed.
5. Projected number of children.
6. Sewer and water - what impact will this have on the tax basis. Will all be paid by the developer?
7. Will the new housing units be for sale or rental.
8. Concerned about the safety of vehicles getting through.
9. Traffic impact - will area be safe.
10. Concern over flood and storm drainage - particularly Section 8.
11. Concerned about the security in the area. Will there be enough police to cover this area? Enough fire protection?
12. What affect will this development have on the existing tax basis.
13. Concern over 300-foot buffer requirement - particularly Section 8.

6 6

OELLA DEVELOPMENT

-4- April 6, 1983

The Chairman of the Committee stated that prior to the approval of this plan, some of the areas of concern and areas to be restudied are:

1. Section 5 to be restudied for a second means of access.
2. Satisfactory vertical and horizontal sight distance for this subdivision.
3. Restudy Sections 1 and 2 with reference to flood plain.
4. Note stating types of new units giving the information on the architectural design and materials used.
5. Approval by the Planning Board of waivers for excessive grades, narrow widths of paving and right-of-ways, sidewalks, etc.
6. Approval by the Planning Board for Section 3 as a cluster subdivision.
7. Residential areas to be shown clearly on this plan for Sections 3 and 8.
8. Information as to the capacity within existing schools.
9. Concern by the Fire Department with reference to the road grades at intersections to be designed to allow clearances of fire vehicles and radii to allow movement of fire vehicles.

The meeting was adjourned at 4:00 p.m. A continued meeting will be required for this subdivision. 2-5-83

6 6

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Gilbert S. Benson
TO: Bureau of Public Services
Eugene A. Bober
FROM: Chief, Current Planning and Development
Della Section 1
SUBJECT: _____

As a result of the Planning Board's review on April 21, 1983, of the waivers of standards for the Oella Development, the Board has requested additional information for one waiver in particular. The waiver request of a 35' turning radius and a 10' paving road in Section 1 was not approved. The Board has requested more information with respect to the physical and economic feasibility of widening the road and additional comment from the Fire Department.

Attached is additional information which Mr. Wagandt forwarded to this office. I suggest that a meeting be scheduled as soon as possible with the appropriate agencies to review this matter.

EAB:rh

Eugene A. Bober
Chief, Current Planning & Development

6 6

COUNTY REVIEW GROUP MEETING
Wednesday, April 6, 1983

OELLA DEVELOPMENT

COUNTY REVIEW GROUP - THOSE PRESENT*

Gilbert S. Benson, P.E., Chairman - Department of Public Works
Eugene A. Bober - Office of Planning & Zoning
Robert Covahey - Developers Engineering
Capt. Joseph Kelly - Fire Department
Susan Carroll - Planning
Robert Powell - Health Department
Lawrence Walsh - Balto. Co. Administrative Office
Diane Itter - Zoning
Gregory Jones - Traffic Engineering
John McGrain - Office of Planning & Zoning
Historical Sites
Dr. R. M. N. Crosby - Landmarks Preservation Commission
Charles Wagandt - Oella Company
Phillip Lee - Whitman, Requardt & Associates
Kipp Shuck - Land Design/Research, Inc.
Gary Hauke - Land Design/Research, Inc.

*Attachment - List of interested citizens

The meeting was called to order at 1:35 p.m. by the Chairman, Gilbert S. Benson. Mr. Benson explained to those present the purpose and procedures of the County Review Group.

Prior to the developer's presentation of the subdivision, Mr. Bernard Potts, attorney for the residents of the Oella community, stated that there would have been a greater attendance had more residents been aware of this meeting. However, Mr. Benson advised that notices had been posted in the community advertising the date and time of this meeting.

Mr. Gary Hauke, Land Design/Research, Inc., then presented the plan for this subdivision which was broken down into eight sections. It is hoped that the character of the existing community will be maintained in the development of this tract of land.

Mr. Phillip Lee, developer's engineer, stated that there is currently under construction water, sewer and storm drain for this area, and that this development will be served by this water and sewer. Two of the units need to be pumped by an ejector system.

6 6

OELLA DEVELOPMENT

-3- April 6, 1983

After Mr. Potts' presentation, several residents expressed personal concern about the impact of this development on the educational system and the current traffic situation.

Mr. Benson stated that we expected answers from the Board of Education within several days and will be made a part of the minutes. The Board of Education report states that the projected yield for this subdivision is a maximum of 38 elementary students, 14 junior high students, and 14 senior high students. The schools that serve this area are under capacity.

Mr. Potts requested a copy of the plan.

As to the traffic impact, Greg Jones of Traffic Engineering stated that the new housing units will generate approximately 1,200 additional trips per day.

Water and sewer facilities being installed by Baltimore County now will require the paying of a front foot assessment, and the developer will be responsible for the complete deficit for any new extensions of water and sewer that will serve the new housing units that are proposed to be built.

The residents expressed concern over the new housing units possibly being rental units as opposed to sales. Mr. Bober stated that there are no assurances that there will be no rental units as there is no County law governing this.

A resident questioned if there would be any commercial development. Mr. Wagandt advised that there is currently a mill and approximately 1.3 acres zoned commercial. There will be no commercial development other than to increase parking and to give better access.

Mr. Phillip Lee, developer's engineer, inquired about off-site improvements to existing roadways. Should this situation be resolved at this time? He was advised that the County Bureau of Engineering would determine this, and he would be advised at that time.

Mr. Bober gave an overview of the meeting and explained the duties of the County Review Group. The plan must be referred to the Planning Board under the provisions of the Subdivision Regulations, Section 22-59 A5. The referral is required because the plan includes a cluster subdivision in the portion of the tract which is zoned DR 2. The Planning Board shall determine whether the proposed plan is compatible with development on the properties adjacent to this site. The Planning Board meeting is scheduled for April 21, 1983, and this plan will be presented at this meeting. The plan is generally consistent with the concepts and overall objectives of the comprehensive plan for Oella. Because of the narrow roads and right-of-ways, steep grades, sharp curves, sight distance concerns, etc., waivers must be requested for any variances from normal County standards in accordance with provisions in Section 22-43 of the Development Regulations. A request for the waiver shall be made in writing to the Director of Planning and Zoning. After evaluation, the request will be submitted by the Director of Planning to the Planning Board for their review and a decision.

6 6

OELLA DEVELOPMENT
WEDNESDAY - APRIL 6, 1983
1:30 p.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
7. Adjourn Meeting

Sign in

Name	Address
George D. Sprick III	2403 Brookhaven Ave. Catonsville
Nicholas J. Kapanis	2120 Westchester Ave. Catonsville, Md
Samuel Potts	1207 Port Anne St. Baltimore
Sharon Hally	2212 Rockaway Ave. Baltimore
Carol Hally	2311 Westchester Ave. Ellicott City
Chris Well	244 Rockaway Ave. Ellicott City 21043
Joe Moran	6 Oella Ave. Ellicott City 21043
Diane Itter	Valley View Townsh. Catonsville Md
Scott Whitney	605 Rose Ave. Catonsville Md 21022
Richard E Joy	2210 Pleasant View Rd. Balt. Md 21225

6 6

Notes - Notes Suggestion for C.R. G.

Compatible styles would be almost any form of American domestic architecture: vernacular, Federal, Victorian townhouses, built to approximately the same height or scale as nearby houses, and of similar or complimentary exterior materials. Non-compatible styles would involve large single-pane windows, glass fronts, flat roofing, ranch style, modern or International style, poured concrete walls, or structures with extensive areas of metal paneling.

These suggestions were incorporated into the "Notes" of the Sudbrook Park Subdivision in a similar case.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

July 12, 2000

Mr. Charles L. Wagandt
Oella Company
803 Oella Ave.
Ellicott City, Maryland 21043

Dear Mr. Wagandt:

RE: Zoning Verification, 734 Oella Ave., Case #87-212A, Deck Addition,
1st Election District

Your letter of June 7, 2000 to Mr. Arnold Jablon, has been referred to me for
reply. Having reviewed your submittal and carefully examined Deputy Zoning
Commissioner Jean Jung's order in zoning case 87-212A, I am of the opinion that the
proposed deck does not come within the purview of Mrs. Jung's order, and therefore will
require the granting of a variance petition prior to the release of a building permit.

I have enclosed an information booklet and petition form for this filing.

Should you have any questions regarding the above, you may reach me at (410)
887-3391.

Sincerely,

Joseph C. Merrey
Planner II
Zoning Review

JCM:kew
Enclosure

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 061441

DATE 6/12/00 ACCOUNT 910-660

AMOUNT \$ 10.00

RECEIVED FROM: Charles L. Wagandt

FOR: Deck Addition

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

CASHIER'S VALIDATION



June 7, 2000

Mr. Arnold Jablon
Director
Department of Permits & Development
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

Today I applied for a permit to add a deck to the rear of 734 Oella Avenue.
It is my belief that the deck outlined in the attached design is within the spirit and intent of
the zoning regulations as modified by the variance (case #87-212-A) for O' minimum
porch separation between 734 and 736 Oella Avenue. Please note the enclosed Polaroid
photos. The proposed deck is on the rear of the house and faces the river.

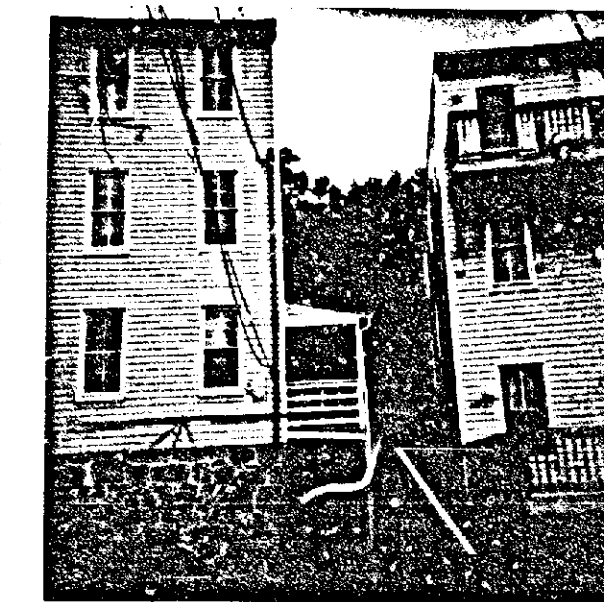
Your office has kindly taken into consideration the uniqueness of this historic 1800s mill
village. We would appreciate your favorable consideration of our request for permission
to build a deck addition on 734 Oella Avenue.

Thank you for your attention to this matter.

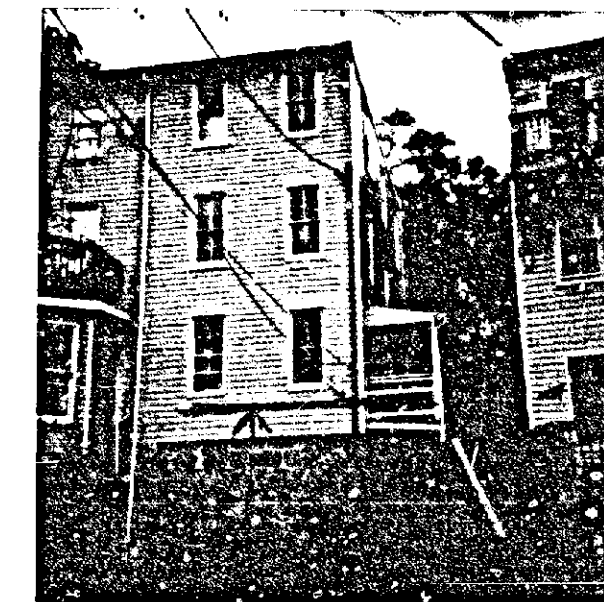
Sincerely yours,

Charles Wagandt
Charles L. Wagandt

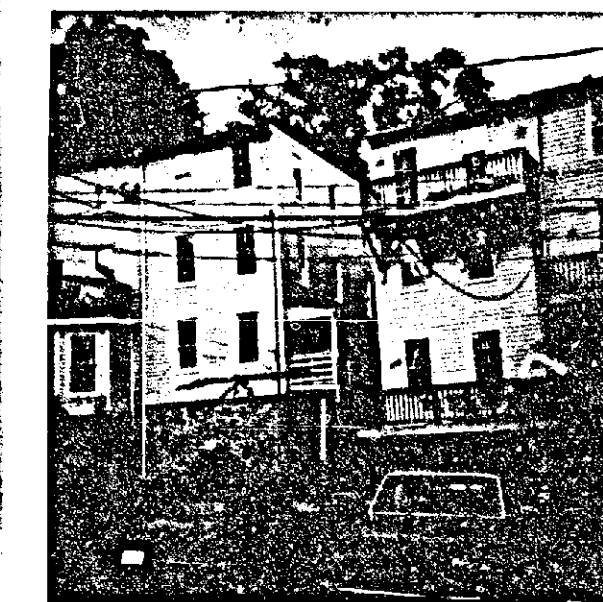
CLW/bw
Enclosure



Proposed Deck 734



Proposed Deck 734



Proposed Deck 734

HISTORIC MILL VILLAGE PROPERTIES • MANAGEMENT • DEVELOPMENT • REHABILITATION •
410-465-1700

Printed with Soybean Ink
on Recycled Paper

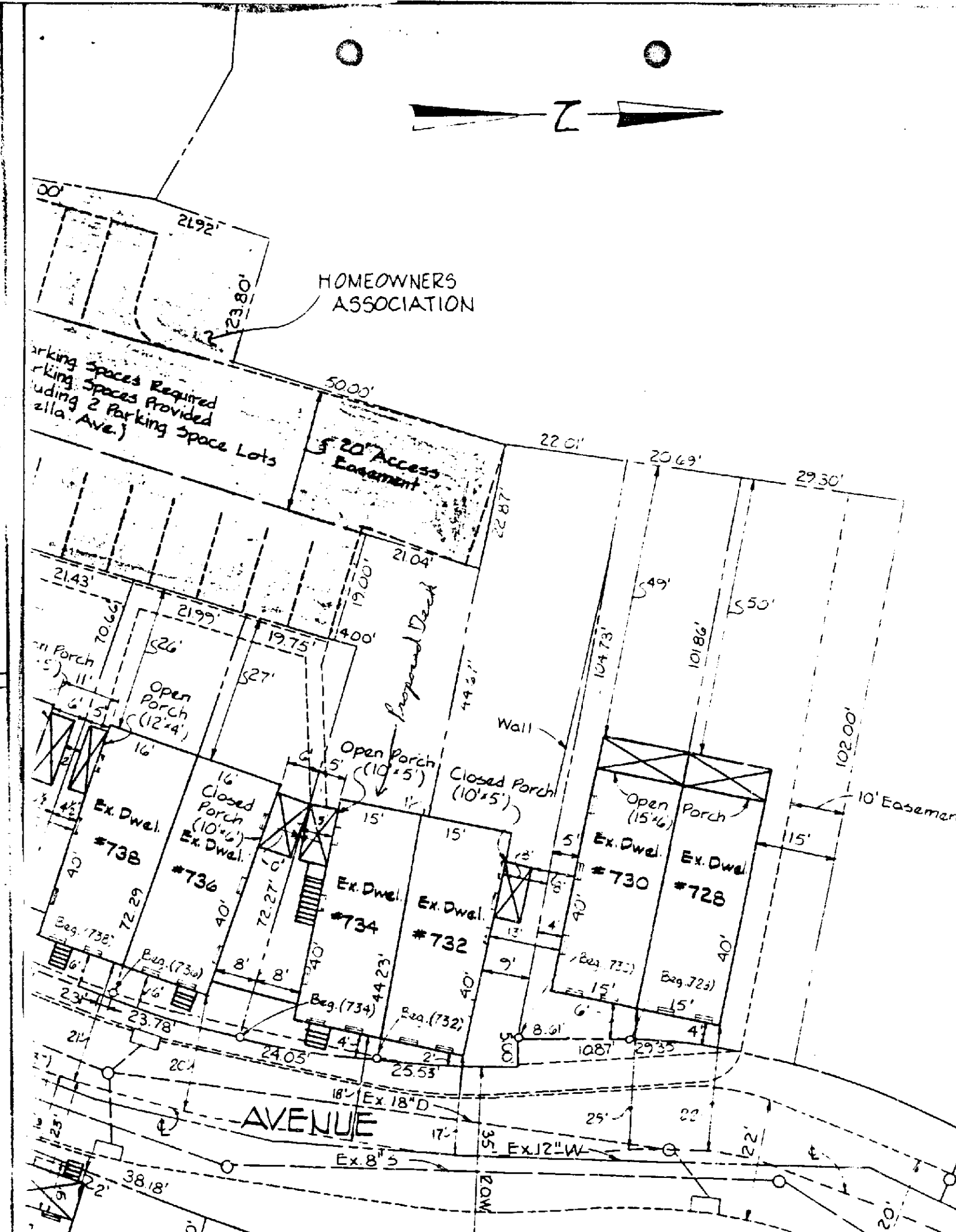
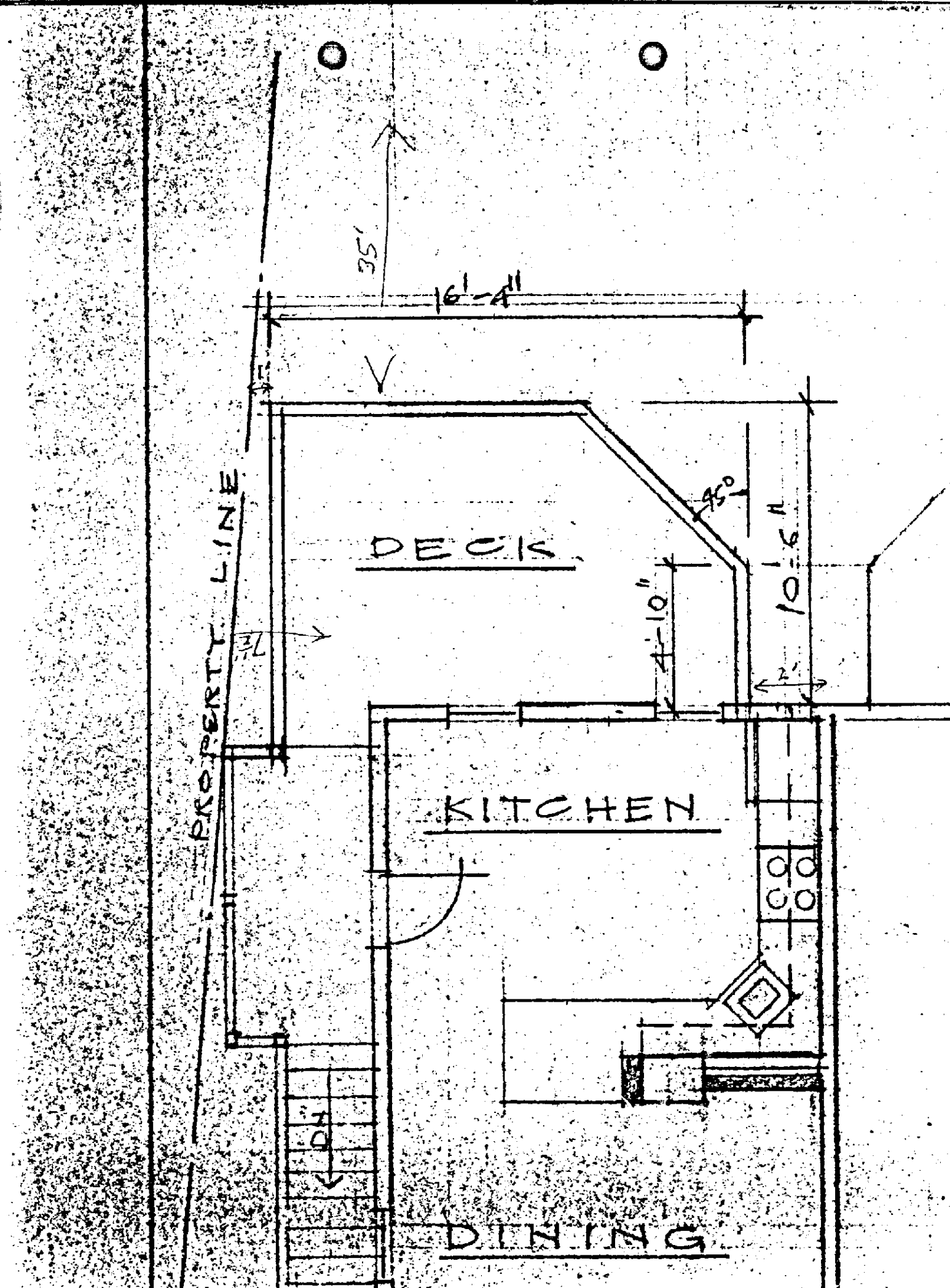
Come visit the County's Website at www.co.ba.md.us

TOTALS		PROVISOORY
4.969		8.873
9.503		7.491
3.174		7.491
1.430		0
3.65		0
41.98		26.22
105		27
139		0
484		54
477		55
3.55		0.40
31.91		0.40

PATAPSCO RIVER 1987
4410 GAL./DAY

REGULATION	SUBJECT	REQUIRED	REQUESTED	OELLA AVENUE ADDRESS
1801.2.C.1	MINIMUM BUILDING SEPARATION	25'	5'	734-736
104.1/1801.2.C.1	MINIMUM OPEN PORCH SEPARATION	18.75'	0'	742-744
1801.2.C.8	WINDOW TO WINDOW	40'	11'	730-732
1801.2.C.3	DISTANCE OF BUILDING TO STREET	50'	17'	734-736
104.1/1801.2.C.3	DISTANCE OF OPEN PORCH TO STREET	37.5'	15'	742-744
V.B.6.A	WINDOW TO STREET R/W/PROPERTY LINE	25'	25'	730-732
V.B.6.B	WINDOW TO R	15'	15'	734-736

SPECIAL NOTE: VARIANCES FOR THE DISTANCE OF BUILDING TO STREET CENTER LINE, WINDOW TO STREET PROPERTY LINE, WINDOW TO PROPERTY LINE, WINDOW TO WINDOW, MINIMUM BUILDING SEPARATION, AND



OELLA DEVELOPMENT

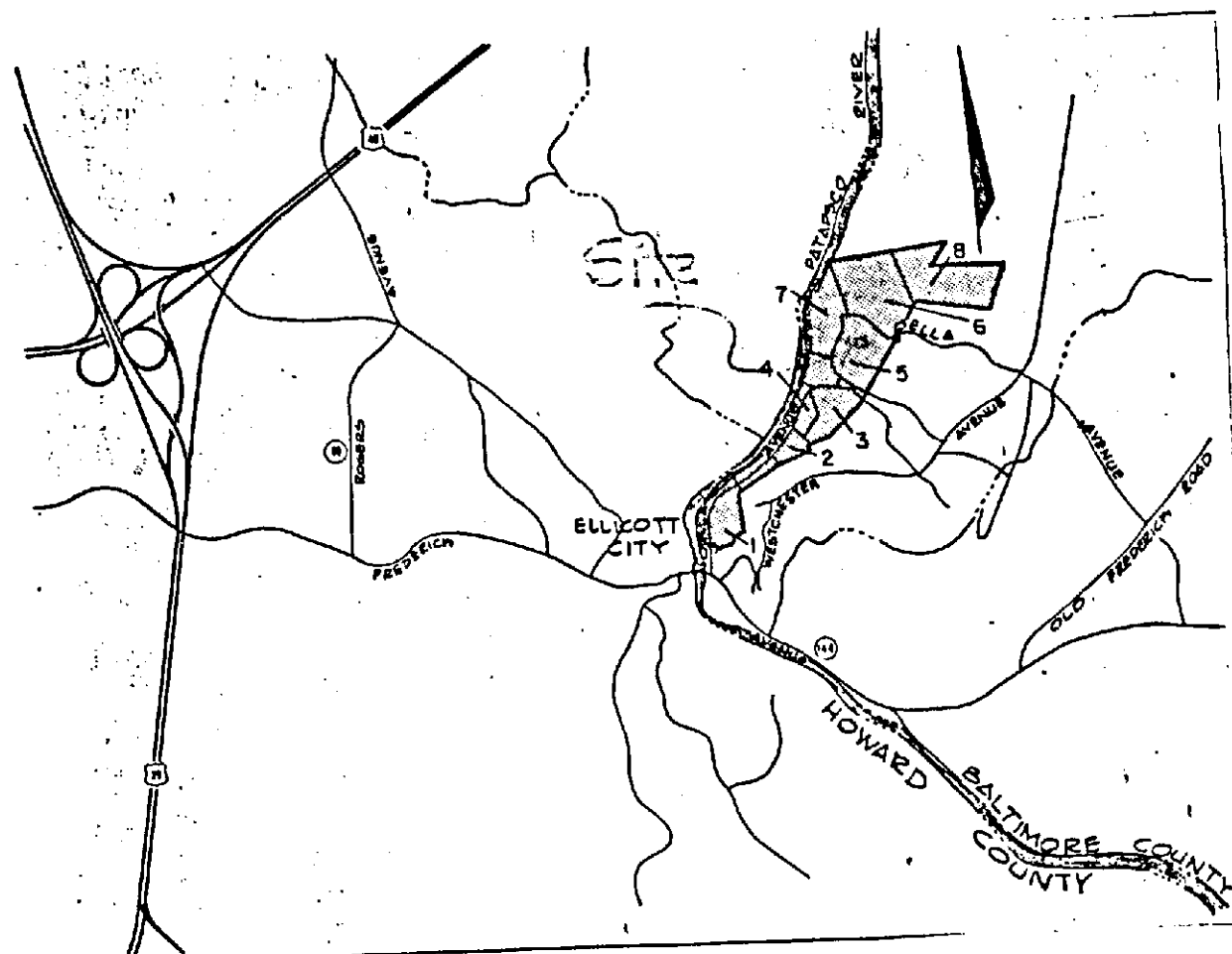
This development is referred to the Planning Board by the County Review Group under the provisions of Section 22-59(5) for review and determination as to whether the proposed plan is compatible with development on adjacent properties. A staff report and recommendation will be presented at the committee meeting.

Location: Both sides of Oella Avenue
NW of Westchester Avenue

Acreage: 74.5 acres

Zoning: D.R.2 (10.4 acres) and D.R. 3.5 (64.1 acres)

Development Proposal: 245 townhouses, semi-detached and single family detached units, 103 units are existing and are proposed for rehabilitation 142 units are proposed new construction.



BALTIMORE COUNTY, MARYLAND

Subject: County Review Group Comments Date: April 1, 1983

From: Dept. of Recreation and Parks

Project Name: OELLA Preliminary Plan ☒
Project Number: Development Plan
Location: Oella Avenue Final Plat
Districts: 1, C-1

COMMENTS:

While the 54.788 Acres of Local Open Space far exceeds the 1.922 Acres required, we are concerned that there is little or none which is below a 5:1 slope. Normally the flood plain and the historical areas may be acceptable, it seems that in 75.87 Acres the 245 units should have some level land for tot lots or just to play catch.

Albert R. Svehla, Jr.
Facilities Coordinator

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

DATE: April 6, 1983

PROJECT NAME: OELLA PLAN XXXXXXXXXXXXXXXXXX
COUNCIL & ELECTION DISTRICT: I-226 PLAN EXTENSION
REVISED PLAN
PLAT

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

This plan must be referred to the Planning Board under the provisions of Section 22-59(A)(5). The referral is required because the plan involves a cluster subdivision in the portion of the site which is zoned D.R.2. Under the procedures set forth in Section 22-60(A)(3) the Planning Board shall determine whether the proposed plan is compatible with the development on properties adjacent to the site. Review of the plan has been scheduled on the agenda for the Board's ad hoc Committee on Regulations and Standards which meets April 7, 1983. The Planning Board meeting is scheduled on April 21, 1983.

This plan is generally consistent with the concepts and overall objectives of the Comprehensive Plan for Oella.

According to the Baltimore County Soil Survey, the following soil limitations exist on this site for development of homesites with or without basements, streets and parking lots. Manor loam (Mb), Manor and Brandwine very stony loam (MLE), Legore silt loam (Lfe), and Relay Silt loam (Rd2) have severe limitations due to slope. Relay very strong silt loam (RSD) has moderate to severe limitation due to stoniness and slope. Glenelg-Urban land complex has moderate to severe limitations due to high water table. Adequate measures which would mitigate the effects of such limitations will be required prior to approval of final plat. It is the intended purpose to identify soil limitations on the plan, and mitigative measures must be addressed in subsequent processing phases.

Since this site contains significant areas of slope in excess of 25%, development of these areas must comply with the provisions of Section 22-59, which requires protective measures adequate to prevent erosion or sloughing of any steep or unstable slope. Protective measures may be addressed in subsequent processing of the individual sections. This requirement is applicable to all of the sections relative to streets, parking and development of the home sites.

The requirements of Section 22-98 must be complied with, which states that no construction in or alteration of any floodplain may be permitted. This applies specifically to Section 1 which shows proposed parking and access road for two new units and existing units #1200, 1202, 1204 and 1206. Further, paving over the ruins of the historic factory will not be permitted. This also applies to Section 2 which proposes two single family detached lots between Oella Avenue and the Patapsco River.

The road names of Glen Avenue and Hollow Road should be clarified and coordinated between the overall plan and Section 3. It appears that the road names are reversed.

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS

DATE: April 6, 1983

FROM: ZONING

PROJECT NAME: Oella PLAN: ☒
LOCATION: Oella Avenue east of Frederick Avenue DEVELOPMENT PLAN:
DISTRICT: 1st Election District PLAT:

- Due to the unique nature of this proposed subdivision, numerous variances will be required to many of the minimum setback requirements for distances between buildings and window relationships to lot lines. The general concept of the proposed subdivision is acceptable for CRG approval provided it is clearly understood that final approval of development plans and plats are contingent upon the outcome of the zoning hearing.
- The following additional information must be provided on the site plan:
 - Buffer areas must be provided between any new townhouses which are in a residential transition area and any off-site single family dwelling and/or lots (See Sheets 3 & 8).
 - All residential transition areas must be clearly shown on all sheets, particularly on Sheets 3 & 8.
 - The new road alignment suggested at the pre CRG meeting on Sheet 8 does not appear feasible in that it would penetrate the buffer area.

Diana Titter
DIANA TITTER
Zoning Associate III

DI:bsc

7/32bsc

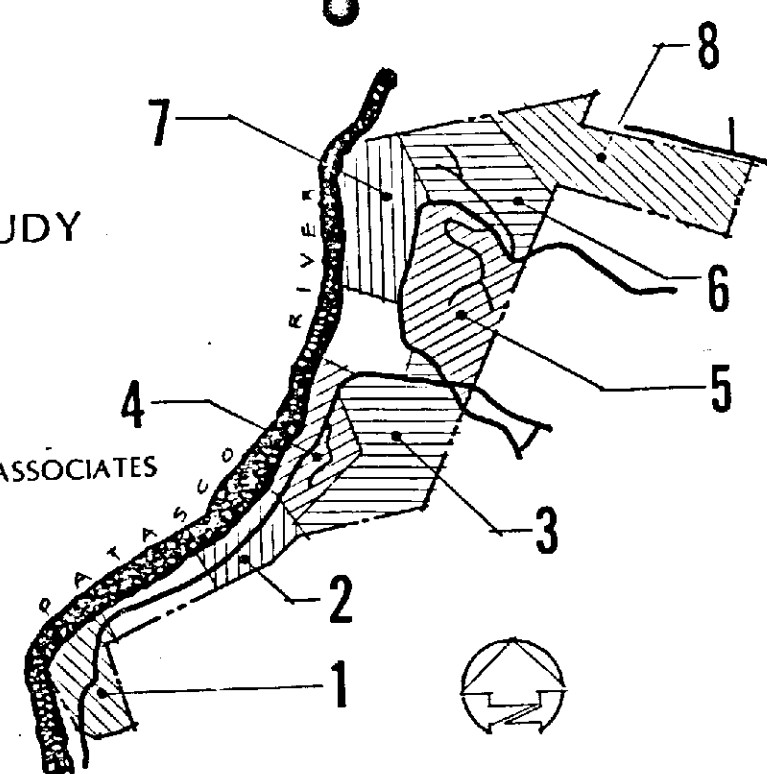
OELLA BALTIMORE COUNTY SCHEMATIC DEVELOPMENT STUDY

Owner Developer
CHARLES WAGANDT

Planners
LAND DESIGN RESEARCH, INC.

Engineers
WHITMAN REQUARDT and ASSOCIATES

FEEL-83



SITE PROGRAM

Acres	Zoning	Allowable Units
64.08	3.5	224.28
10.43	2.0	20.86

246 units

Site	Existing Units	Existing Units to Be Removed	New Detached Unit	New Attached Units
1	12	-3	-	8
2	3	-	3	6
3	8	-	-	26
4	14	-	-	-
5	41	-	-	20
6	3	-	3	-
7	25	-	-	13
8	-	-	2	61
	106	-3	8	134 TOTAL 245

BALTIMORE COUNTY, MARYLAND

Form 203 9/21/73

DATE: April 6, 1983

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU
Captain Joseph Kelly and Mr. John Bryan

PROJECT NAME: Oella Development PRELIMINARY PLAN
PROJECT NUMBER: CRG Agenda 4-6-83 (1330 Hrs.) TENTATIVE PLAN
LOCATION: Oella Ave. East of Frederick Ave. DEVELOPMENT PLAN
DISTRICT: 1 FINAL PLAT

- Fire hydrants shall be at 750 feet intervals and 500 feet from the center of any property line or dwelling.
- Fire main size shall be a minimum of 8 inches in diameter and have a minimum flow of 1500 GPM at 20 PSI residual pressure.
- All dead-end roadways in excess of 300 feet shall have standard cul-de-sac or hammerhead turn-around.
- All roadways shall have a minimum width of 24 feet.
- All turning radius shall be a minimum of 35 feet.
- Road inclinations shall not exceed 8 degrees at angle of departure for clearance of fire apparatus, according to NFPA Standard 1901, 1979 Edition, Section 2-3.2.5.
- Buildings shall comply with NFPA 101 Life Safety Code, 1976 & 1981 Editions.
- Post Oella Avenue with no parking signs and also fire lane signs shall be posted on site as required.

OELLA - CONTINUED

The following comment pertains to Section 5. A second means of access must be provided for the units that will utilize Pleasant Hill Road for access. Further study relative to an alternate means of access will be required. The possible alternate access road through the Webb property may not be acceptable because of inadequate sight distance and grades. In the event that access through the Webb property is not feasible, other alternatives must be studied. The reason for this requirement is based on the fact that 26 existing units now utilize Pleasant Hill Road as the only means of access. The addition of 20 new units will create a traffic movement and safety problem particularly on the portion of Pleasant Hill Road between Oella Avenue and existing units #703-713. The physical difficulties in improving this portion of Pleasant Hill Road and its intersection with Oella Avenue to accommodate two way traffic and reasonable turning movements may preclude the possibility of improvements. An alternative would be to study the feasibility of a connection between Pleasant Hill Road and the proposed access road that will serve units #737-765. If a second means of access is not feasible, the addition of 20 new units in Section 5 may not be possible.

A Final Development Plan is required.

This property is located in a deficient service area, the Patapsco Drainage Area, as defined by Bill 178-79. Bill 178-79 Section 4A02.36, requires that no building permit shall be issued or Plat recorded in a deficient service area until a Reserve Capacity Use Certificate has been issued by Baltimore County. In the event that there is no capacity available, the Plat may be recorded, but building permits would not be issued until capacity becomes available.

Susan Carrell
Susan Carrell

BALTIMORE COUNTY, MARYLAND

TO: Mr. Robert Morton

DATE: April 6, 1983

FROM: C. Richard Moore

SUBJECT: C.R.G. COMMENTS

PROJECT NAME: Oella C.R.G. PLAN ☒
PROJECT NUMBER & DISTRICT: DEVELOPMENT PLAN
LOCATION: Oella Avenue RECORD PLAT

Due to severe slopes, rock, and poor horizontal and verticle alignment, there are limits to the improvements that can be made to the roads in Oella where the existing homes are. Taking this into consideration the following comments are offered:

- Improvements should be made at the horizontal curve on Oella Avenue at Race Road.
- An alternate access should be found if practical for the 42 units on Pleasant Hill Road. Pleasant Hill should be widened to allow two vehicles to pass. Additional road improvements may be necessary on Oella Avenue where a second means of access is provided.
- The verticle profile on Oella Avenue between STA.38 - STA.42 needs to be studied to see if it is possible to improve sight distance for the existing entrances.
- The access on Oella Avenue north of house number 728 should be eliminated or relocated due to limited sight distance.
- The intersection of Oella Avenue, Glen Avenue, and Hollow Road needs to be improved with larger radii for turning movements.
- The two proposed entrance for the church parking lot need to be eliminated with a single access point at STA.1 on Glen Avenue.

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Mr. Robert Morton
Project Name: Oella
April 6, 1983
Page 2

- 7) The proposed access on Glen Avenue near STA.10 does not have sufficient sight distance. This can be corrected by lowering the grade on Hollow Road to the east of the entrance. This would require offsite right-of-way or slope easement however. Also the proposed access may have to be relocated a few feet to the west to improve sight distance around the curve.
- 8) The proposed access at the end of Rest Avenue needs to be studied to see if a larger radius curve at the end of Rest Avenue into the proposed subdivision can be provided. Rest Avenue needs to be widened to two lanes out to Westchester Avenue.

C. Richard Moore
C. Richard Moore
Asst. Traffic Engineer

CRM/GMJ/ccm

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Review of EER for Oella
Page Two

April 4, 1983

*The above covenants may be enforced by
Baltimore County, Maryland and Homeowner
Association if any.*

Charles Wagandt T/A Date
Oella Company, owner & developer

- B. The Department of Health reserves the right to comment on stormwater management plans.

JBO:pmh

cc: Mr. Brooks Stafford
✓ Mr. Robert J. Powell
Mr. Robert W. Sheesley

MICROFILMED

6
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: FILE Date: April 4, 1983
FROM: Donald Brand & Janice Outen
SUBJECT: REVIEW OF EER FOR OELLA

We have reviewed the EER for the referenced site and find it to be satisfactory, subject to the following requirements:

- A. The plat shall contain the following statement signed by the owner and developer:

The lands described in this plat are subject to the following requirements which are covenants running with the land:

1. All exposed area (without vegetative cover) shall be planted with vegetative cover and/or landscaped.
2. Dirt and debris accumulating on private roads and parking lots shall be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, as required.
3. Snow removal shall be by mechanical means to the degree possible. Use of deicing compounds shall be limited.
4. Open space shall be maintained in its natural state.
5. Application of fertilizers, herbicides and pesticides shall follow and not exceed recommendations of the University of Maryland Cooperative Extension Service.
6. All pet and animal waste shall be properly disposed of daily.
7. A one-hundred foot (100 ft.) vegetated buffer (woody vegetation) shall be maintained along the intermittent stream parallel to Race Road.

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6
COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH
Page 2

— A Hydrogeological Study and Environmental Effects Report for this subdivision must be submitted, must be updated, can be waived, must be revised.

— A Water Appropriation Permit Application must be submitted.
Note: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.

— Locate all existing bodies of water, wells and septic systems within the property and within 100 feet of the exterior property line.

— The developer must contact this office at 474-2762 to arrange for a meeting to discuss needed revisions prior to application for percolation tests.

— This plan can be approved as submitted.

— This plan cannot be approved at this time. See checked revisions and/or comments.

X *Public water and sewer lines to serve the site are currently under construction. The existing dwelling units on site must connect to metropolitan water and sewer when it becomes available and properly abandon and backfill all wells and septic systems.*

2) The Hydrogeological Study for the site has been reviewed and approved.
3) The Environmental Effects Report has been reviewed and approved subject to the requirements outlined in the inter-office memo dated April 4, 1983 (see Attached).

This office recommends approval of the plan subject to the developer meeting all requirements noted in the above referenced memo. J.R. Powell April 4, 1983

SS 782
HVS

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

Oella Development
Subdivision Name, Section and/or Plat

Oella Company Developer and/or Engineer
Potomac River Watershed
140 New No. of Lots or Units
105 Acre Total Acreage
75 Public Water
Public Public Sewer

COMMENTS ARE AS FOLLOWS:

— Soil percolation tests are required; a minimum of two tests are required within a designated 10,000 square foot sewage disposal reserve area. After soil tests have been conducted, the engineer and/or developer is responsible for meeting with the Health Department to determine any needed revisions and submitting three (3) final prints of acceptable plans.

— Soil percolation tests have been conducted. Revised plans must be submitted prior to approval of plats, are not required and the plat can be approved as submitted. Contact this office at 474-2762 for more complete information.

X Public sewers must be utilized and/or extended to serve the property.

— No sewage disposal area shall be located within feet of any perennial stream or body of water or within a 100-year floodplain and must be 10 feet removed from any easement or property line.

— Wells must be located a minimum distance of from any sewage disposal areas, 100 ft. from any wells, 40 ft. from dwellings, 10 ft. from property lines, 15 ft. from road widening easements, and must be positioned at a higher elevation than the sewage disposal area on the same lot.

X Public water must be utilized and/or extended to serve the property.

— Due to a possible seasonal change in the groundwater table, soil tests must be conducted between February 1 and April 30.

— Sewage disposal areas must not be placed on slopes of 25% or greater.

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WHITMAN, REQUARDT AND ASSOCIATES

Engineers

EZRA B. WHITMAN 1983
GUSTAV J. REQUARDT 1978

2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218
(301) 235-3430

KENNETH A. MCCORD
THOMAS J. SMITH
JOHN B. GILLET
J. DONALD PAULUS
CHARLES H. LORIE
JOHN S. MAYNES

VADEN J. MADDOX
THOMAS R. SILCOX
HARRY B. BRAND JR.
CHARLES W. DEARNE
ROBERT W. LONG
HARRY C. MACKAY
ROBERT B. NACHT
DEVERLY M. JOHNSON
DONALD E. KUNDLER
EDWARD A. SEIP
FRANK H. TIGHE, JR.
JAMES A. AVARETTI, JR.
JAMES O. ARNACOST, B.
PHILLIP LEE
WILLIAM A. DELGACHE
THOMAS M. SMITH
G. STUART MENZIES
RICHARD J. KANE

September 9, 1986

Mr. James Dyer
Zoning Supervisor
Baltimore County Zoning Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Oella

Dear Mr. Dyer:

Enclosed for filing please find 3 signed copies of Mr. Charles Wagandt's petition for the zoning variances required for creating new lot lines for 18 existing residences in Oella, along with three copies of the descriptions for each and ten copies of the plats which group the 18 units onto two sheets. These units are currently being rented by Mr. Wagandt and he is creating lot lines for the purpose of selling them.
We request the earliest possible hearing date. Thank you for your attention to this matter.

Very truly yours,

WHITMAN, REQUARDT and ASSOCIATES

By *Wes Daub*

Wes Daub/gg
enclosure

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WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
702 Oella Ave.

BEGINNING on the west side of Oella Avenue 30 feet wide at a distance of 1018 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue and binding along said west side the four following courses and distances, (1) Northeasterly along a curve to the right, having a radius of 140.00 feet, for a distance of 40.95 feet, being subtended by a chord bearing and distance of North 58°8'25" East, 40.80 feet; (2) South 36°52'44" East, 6.41 feet; (3) North 53°7'36" East, 20.07; (4) Northeasterly along a curve to the right having a radius of 140.00 feet, for a distance of 46.74 feet, being subtended by a chord bearing and distance of North 84°42'26" East, 46.52', thence leaving said west side of Oella Avenue and running for lines of division the four following courses and distances, (5) North 4°16'11" East, 37.00 feet; (6) North 71°39'22" West, 120.27 feet; (7) South 10°51'4" West, 78.92 feet; (8) South 40°14'40" East, 39.29 feet to the point of BEGINNING. Containing 0.1002 acres of land, more or less. Also known as 702 Oella Avenue in the 1st Election District.

OFFICE COPY

thence leaving said west side of Oella Avenue and running for lines of division the three following courses and distances, (2) North 40°14'40" West, 39.29 feet; (3) South 10°51'4" West, 14.10 feet; (4) South 43°55'38" East, 30.79 feet to the point of BEGINNING. Containing 0.0081 acres of land, more or less.

Being also known as 728 Oella Avenue in the 1st Election District.

subtended by a chord bearing and distance of North 44°13'52" East, 9.00 feet, thence leaving said west side of Oella Avenue and running for lines of division the three following courses and distances, (2) North 43°55'38" West, 30.79 feet; (3) South 10°51'4" West, 12.87 feet; (4) South 47°36'37" East, 23.70 feet to the point of BEGINNING. Containing 0.0062 acres of land, more or less.

Being also known as 730 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
734 Oella Avenue

BEGINNING on the west side of Oella Avenue 30 feet wide, at a distance of 844 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue and binding along said west side the following course and distance, (1) Northeasterly along a curve to the left, having a radius of 210.00 feet, for a distance of 24.05 feet, being subtended by a chord bearing and distance of North 10°11'19" East, 24.04 feet, thence leaving said west side of Oella Avenue and running for lines of division the seven following courses and distances, (2) North 78°44'18" West, 44.23 feet; (3) North 11°15'42" East, 1.00 feet; (4) North 78°38'29" West, 44.67 feet; (5) South 16°30'52" West, 21.04 feet; (6) South 73°29'8" East, 19.00 feet; (7) North 16°30'52" East, 4.00 feet; (8) South 73°39'21" East, 72.27 feet to the point of BEGINNING. Containing 0.0442 acres of land, more or less.

Also known as 734 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
728 Oella Ave

Being two parcels of land.

BEGINNING for the first on the west side of Oella Avenue 30 feet wide at a distance of 920 feet north of the centerline of Glen Avenue as measured along said west side the following course and distance, (1) Northeasterly along a curve to the right having a radius of 140.00 feet, for a distance of 29.35 feet, being subtended by a chord bearing and distance of North 8°7'18" East, 29.29 feet, thence leaving said west side of Oella Avenue and running for lines of division the three following courses and distances, (2) North 78°38'4" West, 102.00 feet; (3) South 7°31'32" West, 29.30 feet; (4) South 78°38'4" West, 101.86 feet to the point of BEGINNING. Containing 0.0681 acres of land, more or less.

Reserving unto the Grantor an access and utility easement of right of way, 15 feet wide, for installation, operation and maintenance of any and all utilities and roads, said easement or right of way lying adjacent, parallel to and along the southwesterly side of the second line described above.

BEGINNING for the second on the west side of Oella Avenue 30 feet wide, at a distance of 1009 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue and binding along said west side the following course and distance, (1) Northeasterly along a curve to the right, having a radius of 140.00 feet, for a distance of 9.00 feet, being subtended by a chord bearing and distance of North 47°54'51" East, 9.00 feet

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
730 Oella Avenue

Being two parcels of land.

BEGINNING for the first on the west side of Oella Avenue 30 feet wide, at a distance of 900 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue and binding along said west side the two following courses and distances, (1) Northwesterly along a curve to the left, having a radius of 205.00 feet, for a distance of 8.61 feet, being subtended by a chord bearing and distance of North 1°12'39" West, 8.61 feet; (2) Northwesterly along a curve to the right, having a radius of 140.00 feet, for a distance of 10.87 feet, being subtended by a chord bearing and distance of North 0°4'44" West, 10.87 feet, thence leaving said west side of Oella Avenue and running for lines of division the three following courses and distances, (3) North 78°38'4" West, 101.86 feet; (4) South 7°51'32" West, 20.69 feet; (5) South 79°17'41" East, 104.73 feet to the point of BEGINNING. Containing 0.0476 acres of land, more or less.

BEGINNING for the second on the west side of Oella Avenue 30 feet wide, at a distance of 1000 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue and binding along said west side the following course and distance, (1) Northeasterly along a curve to the right, having a radius of 140.00 feet, for a distance of 9.00 feet, being

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
732 Oella Avenue

BEGINNING on the west side of Oella Avenue 30 feet wide, at a distance of 868 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue and binding along said west side the following course and distance, (1) Northeasterly along a curve to the left, having a radius of 210.00 feet, for a distance of 25.53 feet, being subtended by a chord bearing and distance of North 3°26'11" East, 25.52 feet, thence leaving said west side of Oella Avenue and running for lines of division the six following courses and distances, (2) South 63°25'34" West, 5.00 feet; (3) North 79°17'41" West, 104.73 feet; (4) South 7°51'32" West, 22.01 feet; (5) South 78°38'29" East, 67.54 feet; (6) South 11°15'42" West, 1.00 feet; (7) South 78°44'18" East, 44.23 feet to the point of BEGINNING. Containing 0.0586 acres of land, more or less.

Being also known as 732 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
736 Oella Avenue

BEGINNING on the west side of Oella Avenue 30 feet wide, at a distance of 820 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue and binding along said west side the following course and distance, (1) Northeasterly along a curve to the left, having a radius of 210.00 feet for a distance of 23.78 feet, being subtended by a chord bearing and distance of North 16°42'51" East, 23.77 feet, thence leaving said west side of Oella Avenue and running for lines of division the three following courses and distances, (2) North 73°39'21" West, 72.27 feet; (3) South 16°30'52" West, 19.75 feet; (4) South 70°27'48" East, 72.29 feet to the point of BEGINNING. Containing 0.0362 acres of land, more or less.

Also known as 736 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
737 Oella Avenue

BEGINNING on the east side of Oella Avenue 30 feet wide, at a distance of 812 feet north of the centerline of Glen Avenue as measured along the easterly side of Oella Avenue and binding along said east side the following course and distance, (1) North 20°38'15" East, 38.18 feet, thence leaving said east side of Oella Avenue and running for lines of division the three following courses and distances, (2) South 72°28'42" East, 32.00 feet; (3) South 38°14'13", 67.74 feet; (4) North 72°28'42" West, 90.08 feet to the point of BEGINNING. Containing 0.0534 acres of land, more or less. Also known as 737 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
739 Oella Avenue

BEGINNING on the east side of Oella Avenue 30 feet wide, at a distance of 790 feet north of the centerline of Glen Avenue as measured along the easterly side of Oella Avenue and binding along said east side the following course and distance, (1) North 20°38'15" East, 21.58 feet, thence leaving said east side of Oella Avenue and running for lines of division the seven following courses and distances, (2) South 72°28'42" East, 90.08 feet; (3) South 22°57'26" East, 28.08 feet; (4) North 72°34'44" West, 27.00 feet; (5) North 17°25'16" East, 9.00 feet; (6) North 72°34'44" West, 12.00 feet; (7) South 17°25'16" West, 9.00 feet; (8) North 72°34'44" West, 70.48 feet to the point of BEGINNING. Containing 0.0467 acres of land, more or less. Also known as 739 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
741 Oella Avenue

BEGINNING on the east side of Oella Avenue 30 feet wide, at a distance of 768 feet north of the centerline of Glen Avenue as measured along the easterly side of Oella Avenue and binding along said east side the following course and distance, (1) North 20°38'15" East, 22.29 feet, thence leaving said east side of Oella Avenue and running for lines of division the three following courses and distances, (2) South 72°34'44" East, 70.48 feet; (3) South 21°39'16" West, 22.32 feet; (4) North 72°34'44" West, 70.08 feet to the point of BEGINNING. Containing 0.0359 acres of land, more or less. Also known as 741 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
743 Oella Avenue

BEGINNING on the east side of Oella Avenue 30 feet wide, at distances of 745 feet north of the center line of Glen Avenue as measured along the easterly side of Oella Avenue and binding along said east side the following course and distance, (1) North 20°38'15" East, 22.29 feet, thence leaving said east side of Oella Avenue and running for lines of division the six following courses and distances, (2) South 72°34'44" East, 70.08 feet; (3) South 21°39'16" West, 9.44 feet; (4) South 70°51'49" West, 14.84 feet; (5) North 72°34'44" West, 15.00 feet; (6) South 17°25'16" West, 4.00 feet; (7) North 72°34'44" West, 43.72 feet to the point of BEGINNING. Containing 0.0322 acres of land, more or less. Also known as 743 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
738 Oella Avenue

BEGINNING on the west side of Oella Avenue 30 feet wide, at a distance of 798 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue and binding along said west side the two following courses and distances, (1) North 20°38'16" East, 19.21 feet; (2) Northeasterly along a curve to the left, having a radius of 210.00 feet, for a distance of 2.31 feet, being subtended by a chord bearing and distance of North 21°55'20" East, 2.31 feet, thence leaving said west side of Oella Avenue and running for lines of division the three following courses and distances, (3) North 70°27'48" West, 72.29 feet; (4) South 16°30'52" West, 21.99 feet; (5) South 70°49'26" East, 70.66 feet to the point of BEGINNING. Containing 0.0357 acres of land, more or less. Also known as 738 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
740 Oella Avenue

BEGINNING on the west side of Oella Avenue 30 feet wide, at a distance of 777 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue and binding along said west side the following course and distance, (1) North 20°38'16" East, 21.41 feet thence leaving said west side of Oella Avenue and running for lines of division the three following courses and distances, (2) North 70°49'26" West, 70.66 feet; (3) South 16°30'52" West, 21.43 feet; (4) South 70°49'26" East, 69.12 feet to the point of BEGINNING. Containing 0.0343 acres of land, more or less. Also known as 740 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
742 Oella Avenue

BEGINNING at a point on the west side of Oella Avenue 30 feet wide, at a distance of 752 feet north of the centerline of Glen Avenue as measured along the westerly side of Oella Avenue, said point being also on the northerly outline of "Parcel B, Long Brick Row," of the Plat of "Oella, Parcels A, B, C1 and C2 for Herring Hill, Long Brick Row and Short Brick Row, Sheet 1 of 2," dated June 19, 1984 and recorded among the Plat Records of Baltimore County in Plat Book No. 51, at folio 81, and binding on the aforementioned west side of Oella Avenue. (1) North 20°38'16" East, 24.68 feet; thence leaving said Oella Avenue and running for lines of division the two following courses and distances, (2) North 70°49'26" West, 69.12 feet; (3) South 16°30'52" West, 18.97 feet to a point 4.44 feet from the beginning of the South 57°28'39" East, 24.80 foot line of the aforementioned "Parcel B, Long Brick Row, and thence running with and binding on said line and the northerly outline of said Parcel B the following three courses and distances, (4) South 57°23'39" East, 20.36 feet; (5) South 72°5'10" East, 29.89 feet; (6) South 65°27'52" East, 18.00 feet to the point of BEGINNING. Containing 0.0359 acres of land, more or less. Also known as 742 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
745 Oella Avenue

BEGINNING on the east side of Oella Avenue 30 feet wide, at a distance of 723 feet north of the centerline of Glen Avenue as measured along the easterly side of Oella Avenue and binding along said east side the two following courses and distances, (1) Northeasterly along a curve to the left, having a radius of 735.00 feet, for a distance of 13.30 feet, being subtended by a chord bearing and distance of North 21°11'43" East, 13.40 feet; (2) North 20°38'15" East, 9.30 feet, thence leaving said east side of Oella Avenue and running for lines of division the six following courses and distances, (3) South 72°34'44" East, 43.72 feet; (4) South 17°25'16" West, 6.00 feet; (5) South 72°34'44" East, 15.00 feet; (6) South 17°19'9" East, 14.00 feet; (7) South 19°14'34" West, 5.54 feet; (8) North 72°14'56" West, 67.93 feet to the point of BEGINNING. Containing 0.0311 acres of land, more or less. Also known as 745 Oella Avenues in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
747 Oella Avenue

BEGINNING at a point on the east side of Oella Avenue 30 feet wide, at a distance of 705 feet north of the centerline of Glen Avenue as measured along the easterly side of Oella Avenue, said point being also on the northerly outline of Parcel C2, Short Brick Row, of the Plat of "Oella, Parcels A, B, C1 and C2 for Herring Hill, Long Brick Row and Short Brick Row, Sheet 1 of 2," dated June 19, 1984 and recorded among the Plat Records of Baltimore County in Plat Book No. 51, at folio 81, and binding on the aforementioned east side of Oella Avenue, (1) Northeasterly along a curve to the left, having a radius of 735.00 feet, for a distance of 17.71 feet, being subtended by a chord bearing and distance of North 22°20'41" East, 17.71 feet, thence leaving said east side of Oella Avenue and running for lines of division the two following courses and distances, (2) South 72°14'56" East, 67.93 feet; (3) South 19°14'34" West, 18.29 feet, to a point 8.02 feet from the beginning of the North 71°39'06" West, 76.89 foot line of the aforementioned Parcel C2, Short Brick Row, and thence running with and binding on said line (4) North 71°39'06" West, 68.87 feet to the point of BEGINNING. Containing 0.0282 acres of land more or less. Also known as 747 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
963 Oella Avenue

BEGINNING on the east side of Oella Avenue 40 feet wide, at a distance of 2168 north of the centerline of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and binding along the sa' east side, (1) North 29°56'19" East, 67.00 feet, thence leaving said east side of Oella Avenue and running for lines of division the three following courses and distances, (2) South 60°3'41" East, 105.00 feet; (3) South 29°56'19" West, 67.00 feet; (4) North 60°3'41" West, 105.00 feet to the point of BEGINNING. Containing 0.1615 acres, more or less. Also known as 963 Oella Avenue in the 1st Election District.

PETITION FOR ZONING VARIANCES

1st Election District

Case No. 87-212-A

LOCATION: East and West Side of Oella Avenue, approximately 800 feet North of Glen Avenue; East and West Side of Oella Avenue, approximately 2100 feet North of Frederick Road
DATE AND TIME: Tuesday, November 25, 1986, at 11:00 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 Zoning Variances to permit setbacks and yard area requirements as indicated on the plats in lieu of the required one minimum building and nonconforming open porch separations (25 to 30 feet, 18.75 feet), distances between windows (40 feet), distance from building and nonconforming open porch to street centerline (50 feet, 37.5 feet), window to street right-of-way (25 feet), window to property line (15 feet), and private yard space area (500 square feet), respectively for the existing dwellings at the following Oella Street addresses: 702, 728, 730, 732, 734, 736, 737, 738, 739, 740, 741, 742, 743, 745, 747, 947, 963, and 970

Being the property of Charles L. Wagandt, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 19, 1986

Howard S. Klein, Esquire
Frank, Bernstein, Conway and
Goldman
300 East Lombard Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCES
E and W/S of Oella Ave., approx. 800' N of
Glen Ave.; E and W/S of Oella Ave., approx.
2100' N of Frederick Rd.
1st Election District
Charles L. Wagandt - Petitioner
Case No. 87-212-A

Dear Mr. Klein:

This is to advise you that \$240.30 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing. If,

Please mail

No. 29805

County, Maryland, and remit
ding, Towson, Maryland

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

DATE 11/23/86 ACCOUNT 87-212-250
12 SIGNS & POSTS AMOUNT \$ 240.30
RETURNED Oella Company, 732 Oella Ave., Ellicott City,
Md. 21043
RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #87-212-A
FOR B BTR*****240301a 2248
VALIDATION OR SIGNATURE OF CASHIER

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
947 Oella Avenue

Being two parcels of land.
BEGINNING for the first on the east side of Oella Avenue 40 feet wide, at a distance of 2294 feet north of the centerline of Frederick Road, Maryland, Route 144, as measured along the easterly side of Oella Avenue and binding along said east side the two following courses and distances, (1) North 2°27'36" West, 18.72 feet; (2) North 34°16'29" East, 17.32 feet, thence leaving the east side of Oella Avenue and running for lines of division the three following courses and distances, (3) South 55°43'31" East, 59.94 feet; (4) South 34°16'29" West, 32.32 feet; (5) North 55°43'31" West, 48.74 feet to the point of BEGINNING. Containing 0.0426 acres, more or less.
BEGINNING for the second on the West side of Oella Avenue 40 feet wide, at a distance of 2202 feet north on the centerline of Frederick Road, Maryland route 144, as measured along the westerly side of Oella Avenue and binding along said west side the following course and distance, (1) North 29°56'19" East, 33.32 feet, thence leaving the west side of Oella Avenue and running for lines of division the three following courses and distances, (2) North 60°3'41" West, 25.00 feet; (3) South 29°56'19" West, 33.32 feet; (4) South 60°3'41" East, 25.00 feet to the point of BEGINNING. Containing 0.0191 acres of land, more or less. Being also known as 947 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT and ASSOCIATES

July 31, 1986

ZONING DESCRIPTION
970 Oella Avenue

BEGINNING on the west side of Oella Avenue 40 feet wide, at a distance of 2077 feet north of the centerline of Frederick Road, Maryland Route 144, as measured along the westerly side of Oella Avenue and binding along the same west side the following six courses and distances, (1) North-easterly along a curve to the left, having a radius of 380.00 feet, for a distance of 16.48 feet, being subtended by a chord bearing and distance of North 31°10'52" East, 16.48 feet; (2) North 29°56'19" East, 27.60 feet; (3) South 60°3'41" East, 0.70 feet; (4) North 31°33'6" East, 36.17 feet; (5) North 60°3'41" West; (6) North 29°56'19" East, 45.00 feet; thence leaving said west side of Oella Avenue and running for lines of division the four following courses and distances, (7) North 60°3'41" West, 25.00 feet; (8) South 55°41'42" West, 48.47 feet; (9) South 29°56'19" West, 81.58 feet; (10) South 60°3'41" East, 45.70 feet to the point of BEGINNING. Containing 0.1228 acres of land, more or less. Also known as 970 Oella Avenue in the 1st Election District.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E & W/S of Oella Ave., approx. 800' N of Glen Ave.; E & W/S of : OF BALTIMORE COUNTY
Oella Ave., approx. 2100' N of
Frederick Rd., 1st District :
CHARLES L. WAGANDT, Petitioner : Case No. 87-212-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 31st day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Howard S. Klein, Esquire, Frank, Bernstein, Conway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Patuxent
Publishing Corp.

10750 Little Patuxent Pkwy.
Columbia, MD 21044

November 6 19 86

THIS IS TO CERTIFY that the annexed advertisement of
ZONING HEARING 82439

was inserted in the following:
☐ Catonsville Times
☐ Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 8 day of November 19 86, that is to say,
the same was inserted in the issues of

November 6, 1986

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

vs.

CERTIFICATE OF PUBLICATION OF

Howard S. Klein, Esquire
Frank, Bernstein, Conaway and
Goldman
300 East Lombard Street
Baltimore, Maryland 21202

October 17, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E and W/S of Oella Ave., approx. 800' N of
Glen Ave.; E and W/S of Oella Ave., approx.
2100' N of Frederick Rd.
1st Election District
Charles L. Wagandt - Petitioner
Case No. 87-212-A

TIME: 11:00 a.m.

DATE: Tuesday, November 25, 1986

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-212-A

District: 1st
Posted for: Variance
Petitioner: Charles L. Wagandt
Location of property: E & W/S of Oella Ave. approx. 800' N of
Glen Ave. E & W/S of Oella Ave. approx. 2100' N of Frederick Rd.
Location of Sign: Signs each on part of the following: 947-212-A, 947-212-B, and 241 Oella Avenue
Remarks: [Signature]
Date of return: 11-14-86
Number of Signs: 12

8300 GREENSBORO DRIVE
MCLEAN, VIRGINIA 22102
(703) 851-4670

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
(301) 625-3800
(703) 555-9676

AMERICAN CITY BUILDING
COLUMBIA, MARYLAND 21044
(301) 730-9477

TELEPHONE: (301) 625-3704
CABLE: FRANKOG
TELEX: 819328

WRITER'S DIRECT NUMBER
(301) 625-3733

December 10, 1986

RECEIVED
DEC 11 1986
ZONING OFFICE

Ms. Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petition for Zoning Variances, E and W/S
of Oella Avenue, approximately 800' N of
Glenn Avenue, E and W/S of Oella Avenue,
approximately 2,100' N of Frederick Road,
First Election District, Charles L.
Wagandt, Petitioner - Case No. 87-212-A

Dear Ms. Jung:

Enclosed please find a draft of the Order for
Zoning Variances, which you recently requested that we prepare.

Following the hearing, we scheduled a meeting with
Mr. James Dyer, Zoning Administrator for Baltimore County, to
review the questions raised at the hearing with respect to the
open porches and the notation that these open porches were non-
conforming uses on the zoning plat. Mr. Dyer advised us that
the question as to whether the open porches were non-conforming
uses was mooted by the granting of a variance from the
distance requirements as noted on the zoning plat. The Petitioner
would have had to establish that the open porches were non-conforming
uses, in order to leave the porches in place. However, because the
Petitioner sought variances from Section 104.1 in addition to
Sections 1801.2.c.1 and 1801.2.c.3, the distance from the open
porch to the adjoining structure was specifically approved, and no
further approval would be necessary. For the record, however,
should you require a finding that the open porches constituted a
non-conforming use, it should be noted that the open porches are
built adjacent to doorways on the sides of the building structures.
These doorways appear to have been constructed contemporaneously
with the building structures, and not at a later date. The door-
ways are elevated from ground level; thus, it is apparent that

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 17, 1986

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

000

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

Howard S. Klein, Esquire
Frank, Bernstein, Conaway & Goldman
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 103A - Case No. 87-212-A
Petitioner: Charles L. Wagandt
Petition for Zoning Variance

Dear Mr. Klein:

The Zoning Plans Advisory Committee and the County Review Group
(CRG) have both reviewed the plans submitted with the above-
referenced petition. The comments from the CRG have been added to
those of the Zoning Plans Advisory Committee and are part of this
case file. 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 Commission 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,

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

JED:kbb

Enclosures

cc: Whitman, Reardon and Associates
2315 St. Paul Street
Baltimore, Maryland 21218

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

No. 025331

DATE: ACCOUNT: 01-645-000
AMOUNT: \$ 100.00
RECEIVED FROM: CHARLES L. WAGANDT
FOR: 103-A
B 8120*****130614 6100P
VALIDATION OR SIGNATURE OF CASHIER

87-212-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
30th day of September, 1986

Petitioner
Petitioner: CHARLES L. WAGANDT
Attorney: HOWARD S. KLEIN, ESQUIRE

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 7, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-212-A

The CRG plan (File No. I-226) was approved on October 13, 1983.

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director

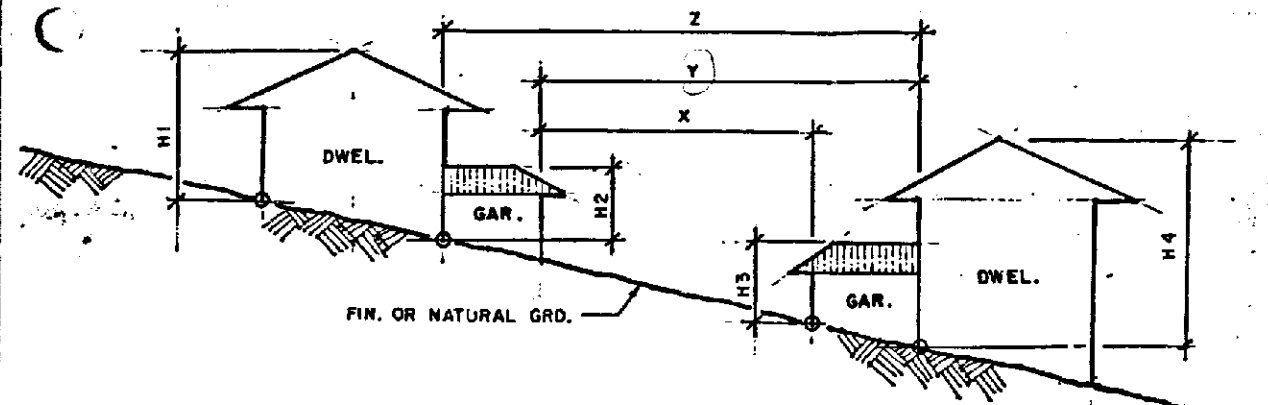
NEG:JGH:sib

CPS-008

RM-21 DISTANCES BETWEEN BUILDINGS (FACING ELEVATIONS) (see RM-6, A-13)

Notwithstanding the diagram of average building height in Section V.B.3
of the C.M.D.P., and to be consistent with policy RM-6 or A-13, the following
policy is adopted for all applications of the Height Distance Factor V.B.3
in the C.M.D.P.

- All building heights will be determined by the application of
policy RM-6 or A-13.
- The lesser height portions of facing elevations (H2 + H3) must
meet the minimum required separation for distance (X), and the
greater height portions (H1 + H4) must meet the minimum
required separation for distance (Z).
- If two different height elevations face each other as shown in
distance (Y), the greater height (H4) will determine the required
separation.



RECEIVED
NOV 21 1986

FRANK, BERNSTEIN, CONAWAY & GOLDMAN

Ms. Jean M. H. Jung
November 10, 1986
Page 2

open porches existed at the time that the original structures were
built. It should also be noted that the open porches were adver-
tised as non-conforming uses on the signs which were posted on the
property and in the Notice of Hearing, and that there was no objec-
tion to the signs posted, or the Notice.

I hope that you find the proposed order satisfactory. If
you have any questions, problems, or suggested revisions, please do
not hesitate to contact me, and I will incorporate such changes as
you feel are appropriate.

Best wishes.

Very truly yours,
Howard S. Klein

HSK/vlg

Enclosure

cc: Mr. Charles Wagandt (w/enc.)
Mr. Wesley Daub (w/enc.)



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

OCTOBER 28, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 23, 1986
Item # 103A
Property Owner: CHARLES L. WAGANDT
Location: E & W/SIDES OELLA AVE. 800' ±
N. OF GLEN AVE. E & W/SIDES OELLA AVE.
2100' ± N. OF FREDERICK RD.

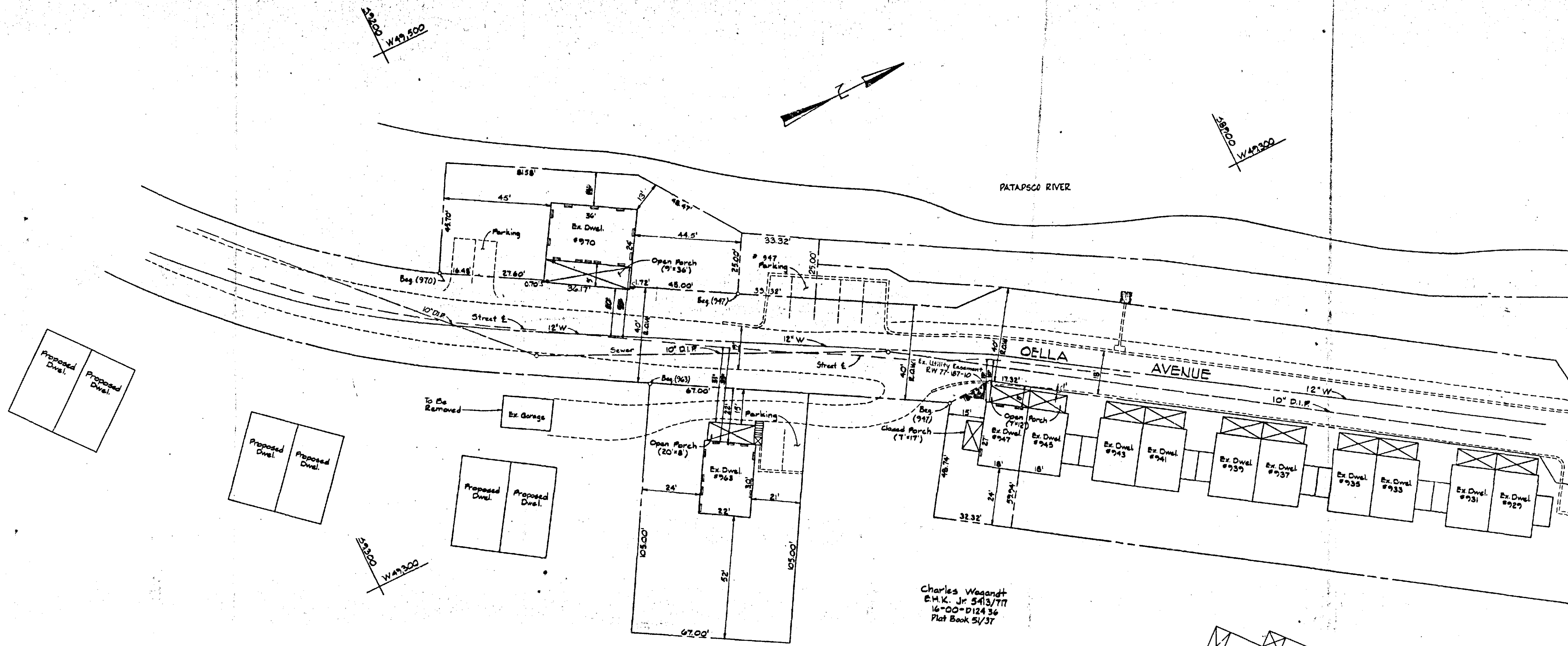
Dear Mr. Jablon:

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 22-98 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 [blank].
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ 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 [blank].
- ☐ 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:
THE CRG PLAN (103A OELLA DEVELOPMENT)-I-226
WAS APPROVED 10/13/83

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



Charles Wagandt
 E.H.K. Jr. 5413/777
 16-00-D124 36
 Plat Book 51/37

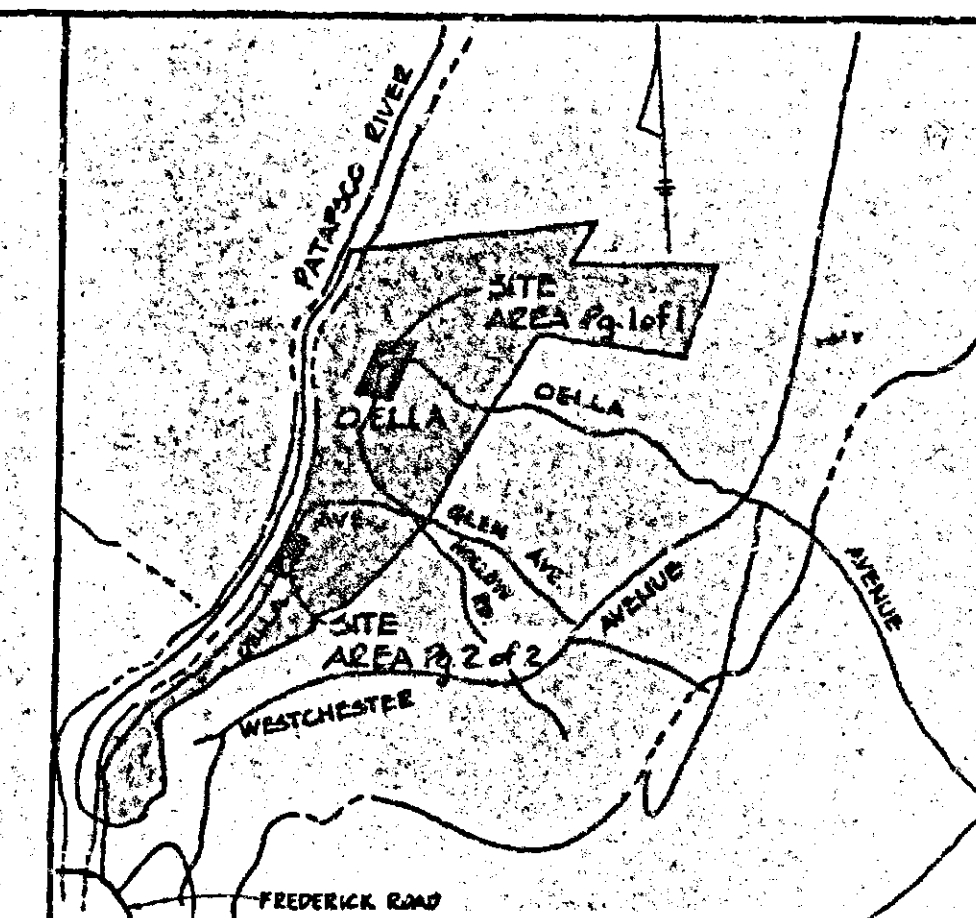
ZONING VARIANCE REQUESTS				
REGULATION	SUBJECT	REQUIRED	REQUESTED	OELLA AVENUE ADDRESSES
1801.2.C.3	Dist. of Building to Street	45'	17' 30' 39'	947 970 963
104.1/1801.2.C.3	Dist. of Open Porch to Street & (Nonconforming Use)	37.5'	10' 20' 31'	947 970 963
V.B.G. &	Window to Street Property Line/ R/W	25'	8' 9' 22'	947 970 963
V.B.G. &	Window to Property Line	15'	14'	970

ZONING DESCRIPTION REFERENCES		
Point of Beginning Address	Side of OELLA AVENUE	Distance North of the E. FREDERICK Rd. respectively
947	East, West	2294 2202
963	East	2168
970	West	2077

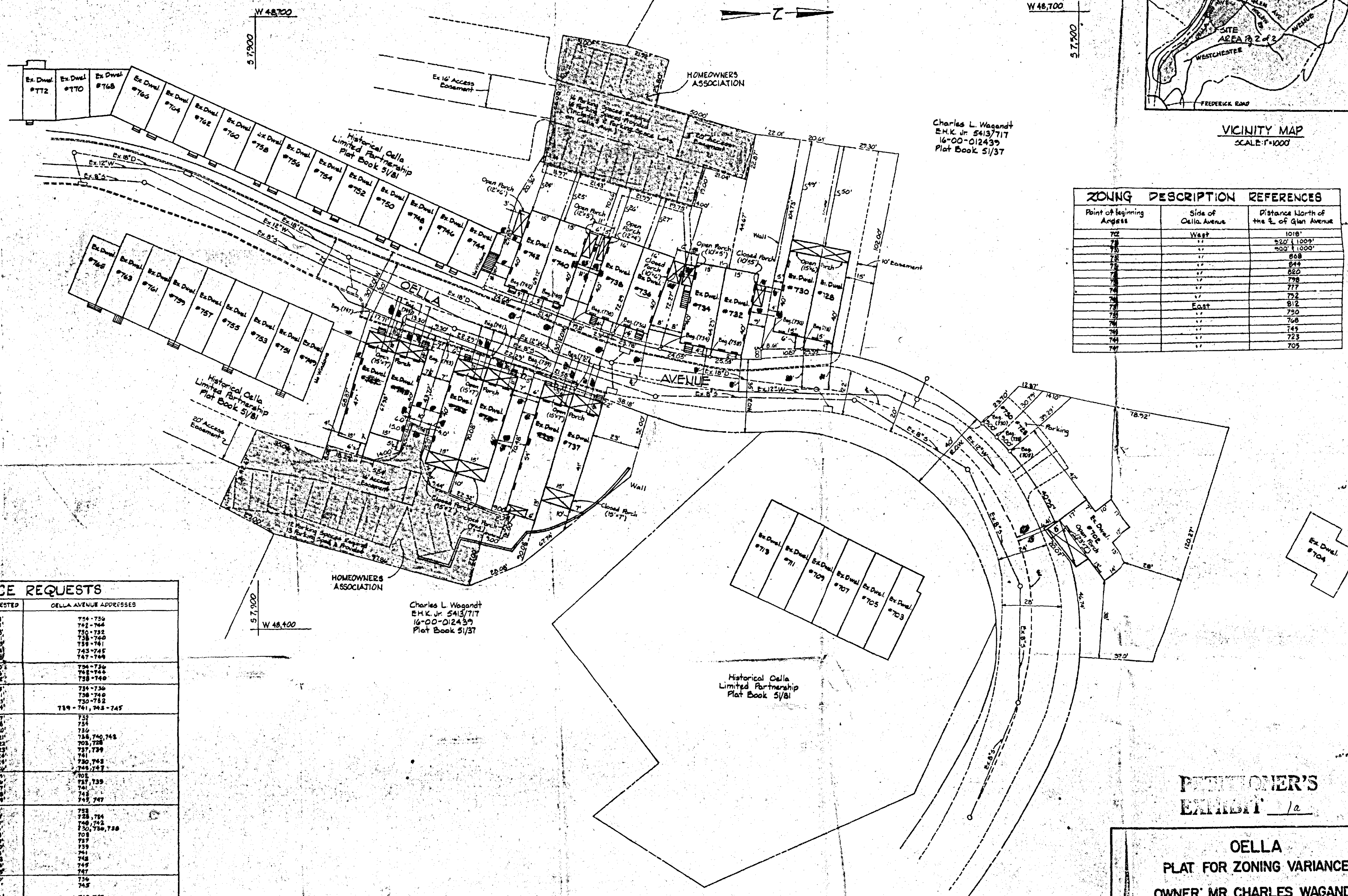
WHITMAN, REQUARDT AND ASSOCIATES
 ENGINEERS
 2315 ST. PAUL STREET
 BALTIMORE, MARYLAND 21218

ENGINEER'S
 EXHIBIT 1b

OELLA
 PLAT FOR ZONING VARIANCE
 OWNER: MR. CHARLES WAGANDT
 DISTRICT -1, ZONED D.R. 3.5
 ADDRESSES 947,970,963
 EXISTING UTILITIES IN OELLA AVENUE
 SCALE: 1"=20' DATE: JULY 10, 1986
 SHEET 2 OF 2



ZONE	DESCRIPTION	REFERENCES
Point of beginning Arrest	Side of Celia Avenue	Distance North of the E. of Glen Avenue
702	West	1018'
708	"	520' & 1,009'
715	"	500' & 1,000'
728	"	868
735	"	849
742	"	852
748	"	798
749	"	777
751	"	752
752	East	812
755	"	790
761	"	768
769	"	749
771	"	723
774	"	705

[illegible]

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2705 ST. PAUL STREET
BALTIMORE, MARYLAND 21218

PRISONER'S
EXHIBIT 1a

OELLA
PLAT FOR ZONING VARIANCE
OWNER: MR. CHARLES WAGANDT
DISTRICT -1, ZONED D.R. 3.5
ADDRESSES 702,728,730,732,734,
736-743,745,747
EXISTING UTILITIES IN OELLA AVENUE
SCALE: 1"=20' DATE: JULY 10, 1986
SHEET 1 OF 2

No.	Revisions	Date
△	Revised 104.1(104.2.C) For 738-740 to 225'	1/28
△	Added dimension lines, Zoning Description 22 30'	2/4