

87-436-SPH
#321

S/S Allegheny Ave., 1450' W of Bosley Ave.
(523/525 Allegheny Ave.)

9th Elec. Dist.

3/18/87 Special Hearing - filing fee \$100.00 - Alvin E. Wagenheim, et ux

3/18/87 Hearing set for 5/8/87, at 10:00 a.m. (Mrs. Jung)

5/8/87 Advertising and Posting - \$103.33

5/20/87 Ordered by the Deputy Zoning Commissioner that an amended site plan as required in Case No. 84-245-A to permit the transfer of .0542 acres (2,359 sq.ft.) of Lot A to the adjoining Lot C, be approved, and that the final development plan of Five Twenty-Three - Five Twenty-Five Allegheny Avenue", be amended accordingly, and the Petition for Special Hearing is GRANTED.

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
S/S Allegheny Avenue,	*	DEPUTY ZONING COMMISSIONER
1450' W of Bosley Avenue	*	
(523/525 Allegheny Avenue)	*	OF BALTIMORE COUNTY
9th Election District	*	
4th Councilmanic District	*	Case No. 87-436-SPH
Alvin E. Wagenheim, et ux	*	
Petitioners	*	

* * * * *

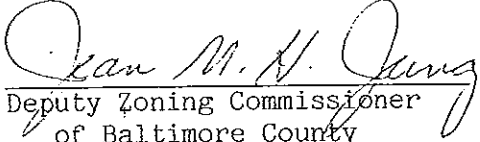
The Petitioners herein request a special hearing, to approve an amended site plan as required in Case No. 84-245-A to permit the sale of .0542 acres (2,359 sq.ft.) of Lot A to the adjoining Lot C for yard expansion only, and to amend the final development plan of "Five Twenty-Three - Five Twenty-Five Allegheny Avenue" accordingly.

Testimony by and on behalf of the Petitioners indicated that the subject property, Lot A, adjoins neighboring Lot C. The resident of Lot C, 527 Allegheny Avenue, desires to purchase 2,359 sq.ft. from Lot A to provide additional open space and yard area, and to protect the view from within his own property lines. His residence was constructed within the building envelope of Lot C. Adequate square footage will remain in Lot A to meet the Baltimore County Zoning Regulations (BCZR) for the existing three living units on that lot. Easements for drainage and flood plain will not be affected.

Pursuant to the advertisement, posting of property, and public hearing held on this case and after due consideration of the testimony and evidence presented, in the opinion of the Deputy Zoning Commissioner, to approve the relief requested in the special hearing would be in strict harmony with the spirit and intent of the (BCZR) and would not be detrimental to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th day of May, 1987, that an amended site plan as required in Case No. 84-245-A to permit the transfer of .0542 acres (2,359 sq.ft.) of Lot A

to the adjoining Lot C, be approved, and that the final development plan of "Five Twenty-Three - Five Twenty-Five Allegheny Avenue", be amended accordingly, and as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.


Deputy Zoning Commissioner
of Baltimore County