

IN RE: PETITION FOR ZONING VARIANCE
E/S Oella Avenue, 2329' to
2547' N of Frederick Road,
et al. and NE/2 Glen Avenue,
118' SE of C/1 of Oella Avenue,
1st Election District
1st Councilmanic District
Charles L. Wagandt
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-165-A

The Petitioner herein requests zoning variances to permit setbacks and yard area requirements as indicated on the plats attached hereto in lieu of the following required: 1) minimum building separations of 30 feet; 2) distances between windows of 40 feet; 3) distance from both building and non-conforming porch to the street centerline of 50 feet and 37.5 feet, respectively; 4) window to street right-of-way of 25 feet; 5) window to property line of 15 feet; and private yard space area of 500 sq.ft. and private yard area depth of 15 feet, respectively for the existing dwellings at 917, 919, 921, 923, 929, 931, 933, 935, 937, 939, 941, 943 and 945 Oella Street, and additionally, variances to permit setback requirements as indicated on the plat attached hereto in lieu of the following required: 1) distance between windows of 40 feet; 2) distance from a building and a non-conforming open porch to the street centerline of 50 feet and 37.5 feet, respectively; 3) window to street right-of-way of 25 feet and 4) window to property line, respectively for the existing dwelling at 792 Glen Avenue, all as more particularly described on Petitioner's Exhibits 1 and 2.

The Petitioner, Charles L. Wagandt, appeared, testified and was represented by counsel, Barry C. Greenberg of Frank, Bernstein, Conway and Goldman. In addition, Wesley Roy Dale, an engineer with Whitman, Requardt & Associates appeared and testified on behalf of the Petitioner. There were no Protestants.

The Petitioner testified that he is the owner of a single tract of land consisting of nearly 76 acres in the old town of Oella. At the present time it is his intention to subdivide a portion of that property and sell existing dwell-

ling units. Testimony indicated that all of the units in question are shown on Petitioner's Exhibits 1 and 2. Due to the age of these dwellings, which were originally used as rental units by individuals who worked in the old Oella mills, they do not now meet current zoning requirements for residential units in Baltimore County. The requested variances are outlined in the Petition and are defined within the graphics delineated on Petitioner's Exhibit 1.

Testimony on behalf of the Petitioner indicates that the site consists of fourteen (14) single family dwellings which date back to the late nineteenth and early twentieth centuries. The improvements on the property are all listed in the National Historic Register, and are part of the Oella National Historic District. All of the improvements are presently leased by the Petitioner to local residents, many of whom were employed by the Petitioner in the Petitioner's textile mill, which operated near the site until it closed in the 1970's.

The property has been in the Petitioner's family since 1887. In 1973, the Petitioner bought the remaining interests of other family members, and initiated renovations to restore and rehabilitate the improvements to their previous condition.

The Petitioner proposes to subdivide the property into fourteen (14) separate lots, in order to sell the lots to individual homeowners. The Petitioner's primary reason for subdividing the property is to convert the property into a planned development, consisting of homeowners whose lots are governed by a homeowners association. The Petitioner believes that the buildings will decay, and that a valuable historic legacy will be lost to this community, if the property is not converted into a community controlled by a homeowners association which will contribute to the upkeep and maintenance of the improvements.

All of the requested variances are subject to a determination pursuant to Section 307 of the Baltimore County Zoning Regulations (BCZR).

Further testimony from both the Petitioner and his engineer indicated that the proposed subdivision, as shown on Petitioner's Exhibits 1 and 2, is being done to protect the historical nature of the Oella community and to allow for individual ownership of the units. The subdivision has been devised in a manner most consistent with current marketing standards and requirements and the dividing lines have been drawn to most accurately compensate for the unique topography of the land. The Petitioner testified that none of the requested variances are required as a result of current or future development, except for additions made to a few of the structures to make them both safe and habitable, and to bring them to within current marketing requirements.

Without the requested variances the units could not be subdivided and marketed for individual ownership. None of the variances requested are for any new units so there is no increase in density. The Petitioner and his engineer both testified that in their opinions, all of the prerequisites and conditions of Section 307 of the BCZR have been fulfilled by the requirements of each of the requested variances.

The testimony certainly indicated that all the requested variances are established in a manner most consistent with the existing structures in an attempt to comply with the true spirit and intent of the BCZR. None of the variances would result in any substantial detriment to the public good. After due consideration of the testimony and evidence presented it is clear that practical difficulty and unreasonable hardship would result if the requested variances were not granted. I am convinced that if the subdivision of this property is to take place, the requested variances are necessary and the Petitioner has no way of altering the subject property due to the unique and special conditions involved in this particular project. There is no evidence in the record that any of the requested variances would in any way be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 9th day of December, 1987 that variances from setback and yard area requirements as set forth in the Petitions filed herein and identified as "1st Petition", and as stipulated herein for the existing dwellings at 917, 919, 921, 923, 929, 931, 933, 935, 937, 939, 941, 943 and 945 Oella Street, and additionally, variances from setback requirements as set forth in the Petition filed herein and identified as "2nd Petition", and as stipulated herein for the existing dwelling at 792 Glen Avenue, all in accordance with Petitioner's Exhibits 1 and 2, and in the manner more particularly set forth as follows:

- 1) 917 Oella Avenue:
 - a) to reduce the required distance from a window to the front property line in common with Logtown Road (private) from 15' to 7'.
- 2) 919 Oella Avenue:
 - a) to reduce the required distance between improvements on the property and improvements at 921 Oella Avenue from 30' to 14'.
 - b) to reduce the required distance from a window on the improvements to the window at 921 Oella Avenue from 40' to 17' feet.
 - c) to reduce the required distance from a window to the side property line from 15' to 3'.
- 3) 921 Oella Avenue:
 - a) to reduce the required distance between improvements on the property and improvements at 919 Oella Avenue from 30' to 14'.
 - b) to reduce the required distance from a window on the improvements to the window at 919 Oella Avenue from 40' to 17'.
 - c) to reduce the required distance between improvements on the property and improvements at 923 Oella Avenue from 30' to 24'.
 - d) to reduce the required distance from a window on the improvements to a window on the improvements at 923 Oella Avenue from 40' to 27'.

- e) to reduce the required distance from a window to the side property line from 15' to 2'.
- f) to reduce the required distance from a window to the side property line in common with 923 Oella Avenue from 15' to 13'.

4) 923 Oella Avenue:

- a) to reduce the required distance between improvements on the property and improvements at 921 Oella Avenue from 30' to 24'.
- b) to reduce the required distance from a window on the improvements to a window on the improvements at 921 Oella Avenue from 40' to 27'.
- c) to reduce the required distance from a window to the front property line from 15' to 5'.
- d) to reduce the required distance from a window to the side property line in common with 921 Oella Avenue from 15' to 13'.

5) 929 Oella Avenue:

- a) to reduce the required distance from the building to the street centerline from 50' to 17'.
- b) to reduce the required distance between an open porch on the property to the street centerline from 37.5' to 10'. (While the subdivision plat indicates that the open porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- c) to reduce the required distance from a front-facing window to the street right-of-way line from 25' to 8'.
- d) to reduce the required distance from a rear-facing window to the rear property line from 15' to 10'.

- e) to reduce the private space factor from 500 sq.ft., 15' depth to 250 sq.ft., 10' depth.

6) 931 Oella Avenue:

- a) to reduce the required distance from a window on the improvements to the window at 933 Oella Avenue from 40' to 14'.
- b) to reduce the required distance from the building to the street centerline from 50' to 17'.
- c) to reduce the required distance between an open porch on the property to the street centerline from 37.5' to 10'. (While the subdivision plat indicates that the open porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- d) to reduce the required distance from a front-facing window to the street right-of-way line from 25' to 8'.

- e) to reduce the required distance from a side-facing window to the side property line from 15' to 7'.
- f) to reduce the required distance from a rear-facing window to the rear property line from 15' to 10'.

- g) to reduce the private space factor from 500 sq.ft., 15' depth to 250 sq.ft., 10' depth.

7) 933 Oella Avenue:

- a) to reduce the required distance from the building to the street centerline from 50' to 17'.
- b) to reduce the required distance between an open porch on the property to the street centerline from 37.5' to 10'. (While the subdivision plat indicates that the open porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- c) to reduce the required distance from a front-facing window to the street right-of-way line from 25' to 8'.
- d) to reduce the required distance from a side-facing window to the side property line from 15' to 7'.
- e) to reduce the required distance from a rear-facing window to the rear property line from 15' to 10'.
- f) to reduce the private space factor from 500 sq.ft., 15' depth to 250 sq.ft., 10' depth.
- g) to reduce the required distance from a window on the improvements to the window at 931 Oella Avenue from 40' to 14'.

8) 935 Oella Avenue:

- a) to reduce the required distance from a window on the improvements to the window at 937 Oella Avenue from 40' to 14'.
- b) to reduce the required distance from the building to the street centerline from 50' to 17'.
- c) to reduce the required distance between an open porch on the property to the street centerline from 37.5' to 10'. (While the subdivision plat indicates that the open porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- d) to reduce the required distance from a front-facing window to the street right-of-way line from 25' to 8'.
- e) to reduce the required distance from a side-facing window to the side property line from 15' to 7'.
- f) to reduce the required distance from a rear-facing window to the rear property line from 15' to 10'.

- g) to reduce the private space factor from 500 sq.ft., 15' depth to 250 sq.ft., 10' depth.

9) 937 Oella Avenue:

- a) to reduce the required distance from the building to the street centerline from 50' to 17'.
- b) to reduce the required distance between an open porch on the property to the street centerline from 37.5' to 10'. (While the subdivision plat indicates that the open porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- c) to reduce the required distance from a front-facing window to the street right-of-way line from 25' to 8'.
- d) to reduce the required distance from a side-facing window to the side property line from 15' to 7'.
- e) to reduce the required distance from a rear-facing window to the rear property line from 15' to 10'.
- f) to reduce the private space factor from 500 sq.ft., 15' depth to 250 sq.ft., 10' depth.
- g) to reduce the required distance from a window on the improvements to the window at 935 Oella Avenue from 40' to 14'.

10) 939 Oella Avenue:

- a) to reduce the required distance from a window on the improvements to the window at 941 Oella Avenue from 40' to 14'.
- b) to reduce the required distance from the building to the street centerline from 50' to 17'.
- c) to reduce the required distance between an open porch on the property to the street centerline from 37.5' to 10'. (While the subdivision plat indicates that the open space porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- d) to reduce the required distance from a front-facing window to the street right-of-way line from 25' to 8'.
- e) to reduce the required distance from a side-facing window to the side property line from 15' to 7'.
- f) to reduce the required distance from a rear-facing window to the rear property line from 15' to 10'.
- g) to reduce the private space factor from 500 sq.ft., 15' depth to 250 sq.ft., 10' depth.

11) 941 Oella Avenue:

- a) to reduce the required distance from the building to the street centerline from 50' to 17'.
- b) to reduce the required distance between an open porch on the property to the street centerline from 37.5' to 10'. (While the subdivision plat indicates that the open porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- c) to reduce the required distance from a front-facing window to the street right-of-way line from 25' to 8'.
- d) to reduce the required distance from a side-facing window to the side property line from 15' to 7'.
- e) to reduce the required distance from a rear-facing window to the rear property line from 15' to 10'.
- f) to reduce the private space factor from 500 sq.ft., 15' depth to 250 sq.ft., 10' depth.
- g) to reduce the required distance from a window on the improvements to the window at 939 Oella Avenue from 40' to 14'.

12) 943 Oella Avenue:

- a) to reduce the required distance from a window on the improvements to the window at 945 Oella Avenue from 40' to 14'.
- b) to reduce the required distance from the building to the street centerline from 50' to 17'.
- c) to reduce the required distance between an open porch on the property to the street centerline from 37.5' to 10'. (While the subdivision plat indicates that the open porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- d) to reduce the required distance from a front-facing window to the street right-of-way line from 25' to 8'.
- e) to reduce the required distance from a side-facing window to the side property line from 15' to 7'.
- f) to reduce the required distance from a rear-facing window to the rear property line from 15' to 10'.
- g) to reduce the private space factor from 500 sq.ft., 15' depth to 250 sq.ft., 10' depth.

13) 945 Oella Avenue:

- a) to reduce the required distance from the building to the street centerline from 50' to 17'.

- b) to reduce the required distance between an open porch on the property to the street centerline from 37.5' to 10'. (While the subdivision plat indicates that the open porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- c) to reduce the required distance from a front-facing window on the street right-of-way line from 25' to 8'.
- d) to reduce the required distance from a side-facing window to the side property line from 15' to 7'.
- e) to reduce the required distance from a rear-facing window to the rear property line from 15' to 10'.
- f) to reduce the private space factor from 500 sq.ft., 15' depth to 250 sq.ft., 10' depth.
- g) to reduce the required distance from a window on the improvements to the window at 943 Oella Avenue from 40' to 1'.
- 14) 792 Glen Avenue:
- a) to reduce the required distance from a window on the improvements to the window at 786 Glen Avenue from 40' to 35'.
- b) to reduce the required distance from the building to the street centerline from 50' to 15'.
- c) to reduce the required distance between a front porch on the property to the street centerline from 37.5' to 17'. (While the subdivision plat indicates that the open porch is a non-conforming use, this issue is mooted by the granting of the requested variance.)
- d) to reduce the required distance from a front-facing window to the street right-of-way line from 25' to 1'.
- e) to reduce the required distance from a window to the side property line from 15' to 10'.

and are hereby GRANTED, from and after the date of this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

Barry C. Greenberg, Esquire
Frank, Bernstein, Conway & Goldman
300 East Lombard Street
Baltimore, Maryland 21202

RE: Petition for Zoning Variance
E/S Oella Avenue, 2,329' to 2,547' N of the c/l of Frederick Road,
and NE/S Glen Avenue, 118' SE of the c/l of Oella Avenue
1st Election District, 1st Councilmanic District
Charles L. Wagandt - Petitioner
Case No. 88-165-A

Dear Mr. Greenberg:

Enclosed please find the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:bjs

Enclosures

cc: Mr. Wesley Roy Dole
Whitman, Requardt & Associates
2315 St. Paul Street, Baltimore, Md. 21218

People's Counsel

File

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S of Oella Ave., 2329' to : OF BALTIMORE COUNTY
2547' N of C/L of Frederick Rd., :
et al. & NE/S Glen Ave., 118' SE :
of C/L of Oella Ave., 1st Dist. :

CHARLES L. WAGANDT, Petitioner : Case No. 88-165-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 7th day of October, 1987, a copy of the foregoing Entry of Appearance was mailed to Barry C. Greenberg, Esquire, Frank, Bernstein, Conway & Goldman, 300 E. Lombard St., Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman
OCT 7 1987

ZONING OFFICE

PETITION FOR ZONING VARIANCE 523
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 12 88-165A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.1.1801.2.C.2.1801.2.C.3.301.1.104.1/1801.2.C.3.1801.2.C.6 (CMPD V.B.6.a.CMPD V.B.6.b, and CMPD V.B.7) to permit setbacks and yard area requirements as indicated on the plats attached hereto instead of the required 1) minimum building separations (30'); 2) distances between windows (40'); 3) distance from building and of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 4) window to street right-of-way (25'); 5) window to property line (15'); and private yard space area (500 sq. ft.) and private yard area depth (15'), respectively for the existing dwellings at the following Oella Street addresses, 917, 919, 921, 923, 929, 931, 933, 935, 937, 939, 941, 943, and 945.

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

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	MAP SW 31
(Type or Print Name)	Charles L. Wagandt	2A
Signature	<i>Charles L. Wagandt</i>	15'
Address	(Type or Print Name)	DATE 1/21/88
City and State	Signature	200 BF
Attorney for Petitioner:		1000 BF
Frank, Bernstein, Conway & Goldman	732 Oella Avenue	DP
(Type or Print Name)	Address	
Signature Barry C. Greenberg	Ellicott City, Maryland	
300 East Lombard Street	City and State	
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
Baltimore, Maryland	Whitman, Requardt & Associates	
City and State	2315 Saint Paul Street	
Attorney's Telephone No.: 625-3740	Baltimore, Maryland	
	Address	
	Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 22th day of September, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of October, 1987, at 10:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

WHITMAN, REQUARDT & ASSOCIATES
SEPTEMBER 23, 1987

ZONING DESCRIPTION
792 GLEN AVENUE

Beginning on the northeast side of Glen Avenue 16.5 feet wide, at a distance of 118 feet southeast of the center line of Oella Avenue at the intersection of Oella Avenue, Glen Avenue and Hollow Road, and binding along the said northeast side the four following courses and distances, (1) South 42° 37' 30" East, 33.02 feet; (2) Southeasterly along a curve to the right having a radius of 220.00 feet, for a distance of 41.04 feet, being subtended by a chord bearing and distance of South 37° 16' 40" East, 40.98 feet; (3) South 31° 56' 02" East, 40.58 feet; (4) Southeasterly along a curve to the left having a radius of 244.86 feet, for a distance of 48.73 feet, being subtended by a chord bearing and distance of South 37° 38' 09" East, 48.65 feet; thence leaving Glen Avenue and running for a line of division, (5) North 20° 21' 15" East, 97.72 feet; thence binding along the south side of Hollow Road the two following courses and distances, (6) Westerly along a curve to the left having a radius of 140.00 feet, for a distance of 61.45 feet, being subtended by a chord bearing and distance of North 72° 30' 19" West, 60.96 feet; (7) Westerly along a curve to the right having a radius of 225.00 feet, for a distance of 84.09 feet, being subtended by a chord and distance of North 74° 22' 24" West, 83.60 feet to the point of Beginning.

Containing 0.1556 acres, more or less. Also known as 792 Glen Avenue in the 1st Election District.

WHITMAN, REQUARDT AND ASSOCIATES
June 2, 1987

ZONING DESCRIPTION
917 OELLA AVENUE

BEGINNING at a point South 55°43'31" East, 138.71 feet from the east side of Oella Avenue 40 feet wide, at a distance of 2547 feet north of the centerline of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and running for lines of division the six following courses and distances, (1) Northwesterly along a curve to the right having a radius of 90.00 feet, for a distance of 99.73 feet, being subtended by a chord bearing and distance of North 22°14'04" West, 94.70 feet; (2) North 9°34'13" East, 41.98 feet; (3) South 80°25'47" East, 72.33 feet; (4) South 24°20'55" East, 80.00 feet; (5) South 65°39'05" West, 72.00 feet; (6) South 34°16'34" West, 17.50 feet to the point of BEGINNING.

Containing 0.2179 acres, more or less.

Also known as 917 Oella Avenue in the 1st Election District.

WHITMAN, REQUARDT AND ASSOCIATES
June 2, 1987

ZONING DESCRIPTION
919 OELLA AVENUE

BEGINNING at a point South 55°43'31" East, 138.71 feet from the east side of Oella Avenue 40 feet wide, at a distance of 2526 feet north of the centerline of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and running for lines of division the six following courses and distances, (1) North 34°16'29" East, 37.54 feet; (2) North 65°39'05" East, 72.00 feet; (3) South 24°20'55" East, 182.00 feet; (4) South 34°16'29" West, 30.00 feet; (5) North 85°27'00" West, 89.60 feet; (6) North 24°20'55" West, 134.77 feet to the point of BEGINNING.

Containing 0.4213 acres, more or less.

Also known as 919 Oella Avenue in the 1st Election District.

REGULATION	DESCRIPTION	REQUIRED	REQUESTED
1801.2.C.2b	Distance btwn. windows	40'	35'
1801.2.C.3	Distance from bldg. to street centerline	50'	15'
104.1/1801.2.C.3	Distance from non-conforming front porch	37.5'	17'
2.C.6 V.B.6.a	Distance from window to side R/W line	25'	1'
1801.2.C.6 CMPD V.B.6.b	Distance from window to side property line	15'	10'

VARIANCE REQUESTS

ZONING DESCRIPTION
921 Oella Avenue

BEGINNING at a point South 55°43'31" East, 98.18 feet from the east side of Oella Avenue 40 feet wide, at a distance of 2488 feet north of the centerline of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and running for lines of division the seven following courses and distances, (1) North 46°33'31" East, 23.41 feet; (2) Northeasterly along a curve to the right having a radius of 20.00 feet, for a distance of 27.13 feet, being subtended by a chord bearing and distance of North 85°25'02" East, 25.10 feet; (3) South 55°43'31" East, 21.01 feet; (4) South 24°20'55" East 134.77'; (5) North 85°27'00" West, 100.62 feet; (6) North 4°33'00" East, 65.01 feet; (7) North 24°20'55" West, 48.00 feet to the point of BEGINNING.

Containing 0.2093 acres, more or less.

Also known as 921 Oella Avenue in the 1st Election District.

ZONING DESCRIPTION
923 Oella Avenue

BEGINNING at a point South 55°43'31" East, 71.84 feet from the east side of Oella Avenue 40 feet wide, at a distance of 2351 feet north of the centerline of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and running for lines of division the five following courses and distances, (1) North 34°16'29" East, 135.38 feet; (2) South 55°43'31" East, 21.25 feet; (3) South 24°20'55" East, 48.00 feet; (4) South 4°33'00" West, 65.01 feet; (5) North 85°27'00" West, 108.77 feet to the point of BEGINNING.

Containing 0.1840 acres, more or less.

Also known as 923 Oella Avenue in the 1st Election District.

ZONING DESCRIPTION
929 Oella Avenue

BEGINNING on the east side of Oella Avenue 40 feet wide, at a distance of 2528 feet north of the center line of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and binding along the said east side, (1) North 34°16'30" East, 16.95 feet, (2) North 85°36'54" East, 12.81 feet; (3) North 34°16'30" East, 7.24 feet, thence leaving said east side of Oella Avenue and running for lines of division the three following courses and distances, (4) South 55°43'30" East, 34.94 feet; (5) South 34°16'30" West, 32.19 feet; (6) North 55°43'30" West, 44.94 feet to the point of BEGINNING.

Containing 0.0306 acres, more or less.

Also known as 929 Oella Avenue in the 1st Election District.

ZONING DESCRIPTION
931 Oella Avenue

BEGINNING on the east side of Oella Avenue 40 feet wide, at a distance of 2503 feet north of the center line of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and binding along the said east side, (1) North 34°16'30" East, 24.51 feet, thence leaving said east side of Oella Avenue and running for lines of division the three following courses and distances, (2) South 55°43'30" East, 44.94 feet; (3) South 34°16'30" West, 24.51 feet; (4) North 55°43'30" West, 44.94 feet to the point of BEGINNING.

Containing 0.0253 acres, more or less.

Also known as 931 Oella Avenue in the 1st Election District.

ZONING DESCRIPTION
933 Oella Avenue

BEGINNING on the east side of Oella Avenue 40 feet wide, at a distance of 2478 feet north of the center line of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and binding along the said east side, (1) North 34°16'30" East, 24.65 feet, thence leaving said east side of Oella Avenue and running for lines of division the three following courses and distances, (2) South 55°43'30" East, 44.94 feet; (3) South 34°16'30" West, 24.65 feet; (4) North 55°43'30" West, 44.94 feet to the point of BEGINNING.

Containing 0.0254 acres, more or less.

Also known as 933 Oella Avenue in the 1st Election District.

ZONING DESCRIPTION
935 Oella Avenue

BEGINNING on the east side of Oella Avenue 40 feet wide, at a distance of 2453 feet north of the center line of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and binding along the said east side, (1) North 34°16'30" East, 24.81 feet, thence leaving said east side of Oella Avenue and running for lines of division the three following courses and distances, (2) South 55°43'30" East, 44.94 feet; (3) South 34°16'30" West, 24.81 feet; (4) North 55°43'30" West, 44.94 feet to the point of BEGINNING.

Containing 0.0256 acres, more or less.

Also known as 935 Oella Avenue in the 1st Election District.

ZONING DESCRIPTION
937 Oella Avenue

BEGINNING on the east side of Oella Avenue 40 feet wide, at a distance of 2428 feet north of the center line of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and binding along the said east side, (1) North 34°16'30" East, 24.88 feet, thence leaving said east side of Oella Avenue and running for lines of division the three following courses and distances, (2) South 55°43'30" East, 44.94 feet; (3) South 34°16'30" West, 24.88 feet; (4) North 55°43'30" West, 44.94 feet to the point of BEGINNING.

Containing 0.0257 acres, more or less.

Also known as 937 Oella Avenue in the 1st Election District.

ZONING DESCRIPTION
939 Oella Avenue

BEGINNING on the east side of Oella Avenue 40 feet wide, at a distance of 2403 feet north of the center line of Frederick Road, Maryland Route 144, as measured along the easterly side of Oella Avenue and binding along the said east side, (1) North 34°16'30" East, 24.87 feet, thence leaving said east side of Oella Avenue and running for lines of division the three following courses and distances, (2) South 55°43'30" East, 44.94 feet; (3) South 34°16'30" West, 24.87 feet; (4) North 55°43'30" West, 44.94 feet to the point of BEGINNING.

Containing 0.0257 acres, more or less.

Also known as 939 Oella Avenue in the 1st Election District.

Barry C. Greenberg, Esquire
Frank, Bernstein, Conaway & Goldman
300 East Lombard Street
Baltimore, Maryland 21202

October 1, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S of Oella Ave., 2329' to 2547' N. of c/l of
Frederick Rd., et al. (Nos. 917, 919, 921, 923,
925, 931, 933, 935, 937, 939, 941, 943, and 945
Oella Avenue and NE/S Glen Ave., 118' SE of c/l
of Oella Ave. (792 Glen Avenue) - 1st E.D. - 1st C.D.
Charles L. Wagandt - Petitioner
Case No. 88-165-A

TIME: 9:00 a.m.

DATE: Tuesday, November 3, 1987

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

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

JRH:med

cc: Mr. Charles L. Wagandt
32 Oella Avenue
Ellicott City, Maryland 21043

Whitman, Requardt and Associates
2315 Saint Paul Street
Baltimore, Maryland 21218

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1987

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

Barry C. Greenberg, Esquire
Frank, Bernstein, Conaway & Goldman
300 East Lombard Street
Baltimore, Maryland 21202

RE: Item No. 523 - Case No. 88-165-A
Petitioner: Charles L. Wagandt
Petition for Zoning Variance

Dear Mr. Greenberg:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

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

JED:kbb

Enclosures

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner
FROM: Mr. Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 88-152-A, 88-153-A,
88-154-A, 88-155-A, 88-156-A, 88-157-A,
88-158-A, 88-159-A, 88-160-A, 88-161-A,
88-162-A, 88-163-A, 88-164-A, 88-165-A,
88-166-A, 88-167-A, 88-168-A, 88-169-A,
88-170-A, 88-171-A, 88-172-A, 88-173-A,
88-174-A, 88-175-A, 88-176-A, 88-177-A,
88-178-A, 88-179-A, 88-180-A, 88-181-A,
88-182-A, 88-183-A, 88-184-A, 88-185-A,
88-186-A, 88-187-A, and 88-188-A.

There are no comprehensive planning factors requiring comment on the above numbered petitions.

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

NEC/JH/jst
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 26 1987

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 88-165-A

This office is not opposed to the granting of this request.

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

NEC:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 30 1987
ZONING OFFICE

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

June 19, 1987

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

Dennis F. Rasmussen
County Executive

Re: Property Owner: Charles L. Wagandt
Location: E/S Oella Avenue, 2329' to 2547' N. c/l Frederick Rd., (13 parcels)
Item No.: 523 Zoning Agenda: Meeting of 5/23/87

Gentlemen:

Want 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: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3534

Dennis F. Rasmussen
County Executive

July 9, 1987

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

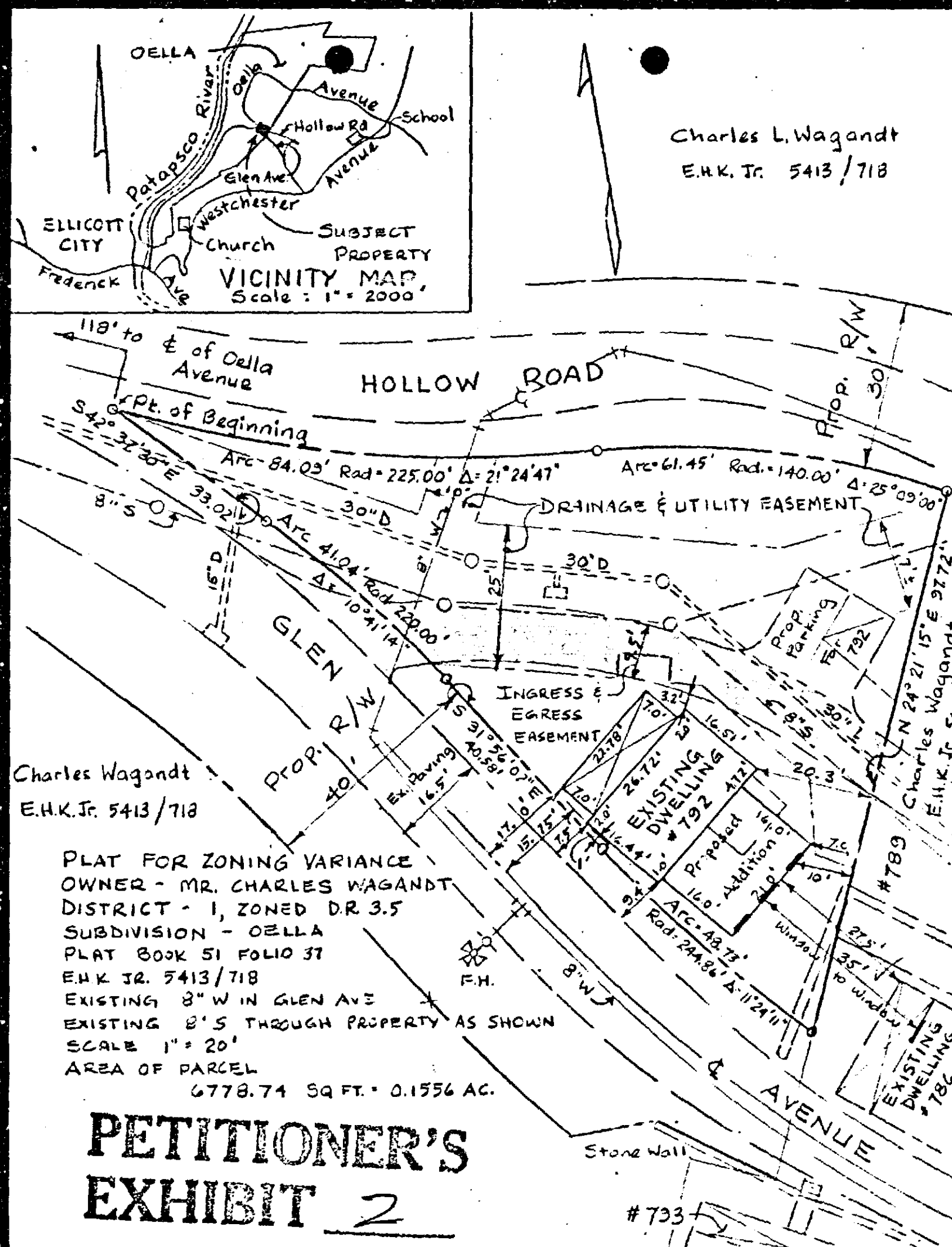
Dear Mr. Jablon:

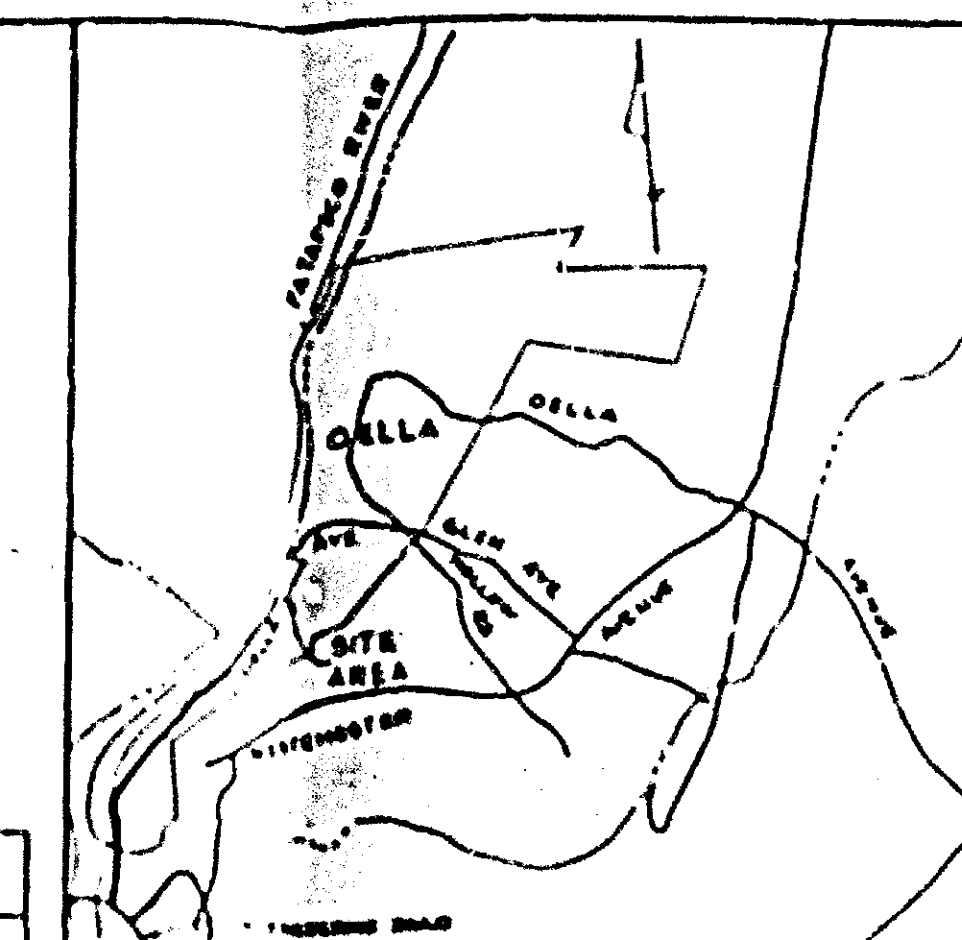
The Bureau of Traffic Engineering has no comments for items number 516, 517, 519, 520, 521, 522, 523, 524, 525, and 526.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

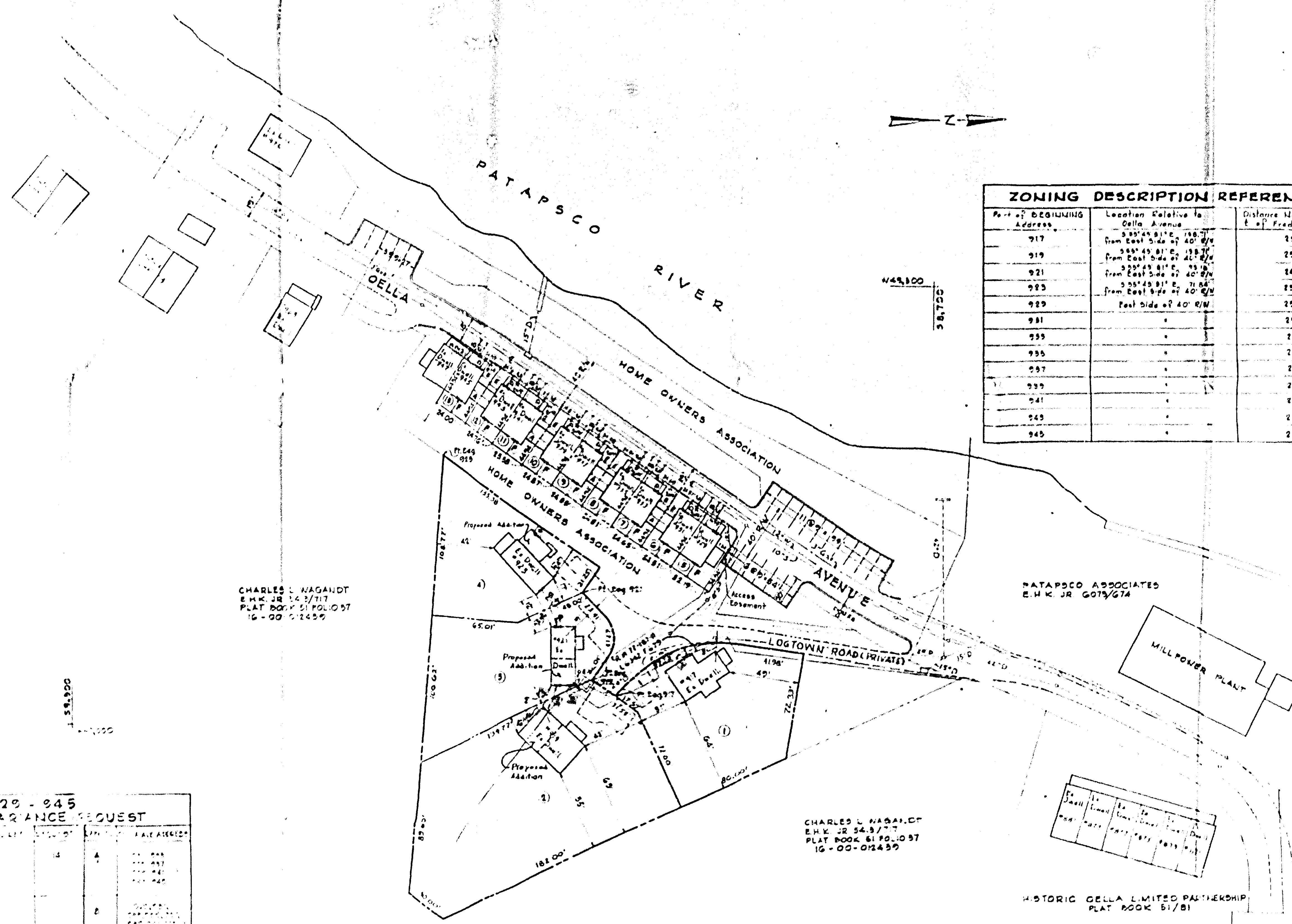
MSF:lt





VICINITY MAP
Scale 1"=1000'

ZONING DESCRIPTION REFERENCES		
Part of BEGINNING Address	Location Relative to Oella Avenue	Distance North of the top of Frederick Road
917	555' 45" 81' E. 138.7'	2547'
919	from East Side of 40' R/W	2526'
921	555' 45" 81' E. 138.7'	2488'
923	from East Side of 40' R/W	2551'
925	555' 45" 81' E. 138.7'	2528'
927	from East Side of 40' R/W	2505'
931	"	2476'
935	"	2455'
937	"	2428'
939	"	2405'
941	"	2378'
943	"	2355'
945	"	2329'



CHARLES L. WAGANDT
E.H.K. JR. 54.3/77
PLAT BOOK 51 POL. 057
1G-00-02459

PATAPSCO ASSOCIATES
E.H.K. JR. 6075/674

CHARLES L. WAGANDT
E.H.K. JR. 54.3/77
PLAT BOOK 51 POL. 057
1G-00-02459

HISTORIC OELLA LIMITED PARTNERSHIP
PLAT BOOK 51/81

917-945 ZONING VARIANCE REQUEST					
ADDRESS	APPLICANT	DATE	REASON	REMARKS	STATUS
917	Charles L. Wagandt	10-1-87	...	...	...
919	Charles L. Wagandt	10-1-87	...	...	...
921	Charles L. Wagandt	10-1-87	...	...	...
923	Charles L. Wagandt	10-1-87	...	...	...
925	Charles L. Wagandt	10-1-87	...	...	...
927	Charles L. Wagandt	10-1-87	...	...	...
931	Charles L. Wagandt	10-1-87	...	...	...
935	Charles L. Wagandt	10-1-87	...	...	...
937	Charles L. Wagandt	10-1-87	...	...	...
939	Charles L. Wagandt	10-1-87	...	...	...
941	Charles L. Wagandt	10-1-87	...	...	...
943	Charles L. Wagandt	10-1-87	...	...	...
945	Charles L. Wagandt	10-1-87	...	...	...

917-923 ZONING VARIANCE REQUEST					
ADDRESS	APPLICANT	DATE	REASON	REMARKS	STATUS
917	Charles L. Wagandt	10-1-87	...	...	...
919	Charles L. Wagandt	10-1-87	...	...	...
921	Charles L. Wagandt	10-1-87	...	...	...
923	Charles L. Wagandt	10-1-87	...	...	...

LOT AREA TABULATION		
Lot	Area	Acres
1	2489.69	0.2179
2	1845.44	0.2115
3	2030.00	0.2075
4	8212.88	0.1840
5	934.10	0.0502
6	101.17	0.0235
7	107.84	0.0254
8	114.92	0.0260
9	117.83	0.0257
10	117.35	0.0257
11	140.56	0.0262
12	115.58	0.0255
13	28.44	0.0248

PETITIONER'S EXHIBIT 4

OELLA
PLAT FOR ZONING VARIANCE
OWNER: MR. CHARLES WAGANDT
DISTRICT-1, ZONED D.R. 35
ADDRESSES 917,919,921,923,925,931,933
935,937,939,941,943,945
EXISTING UTILITIES IN OELLA AVENUE
AND LOGTOWN RD.
SCALE: 1"=30' DATE: JUNE 8, 1987

WHITMAN, REQUARDT AND ASSOCIATES
ENGINEERS
2315 ST. PAUL STREET
BALTIMORE, MARYLAND 21204

NO.	REVISIONS	DATE
1	As shown on zoning variance request	6/8/87