

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Oella, 380 ft. W of c/l
of Glen Avenue - 871, 873, * ZONING COMMISSIONER
875, 877, 879 & 881 Oella Ave.
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District
Historic Oella, L.P. * Case No. 98-240-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for six residential lots (known as 871, 873, 875, 877, 879 and 881 Oella Avenue) and a seventh unimproved lot located in the mill town community of Oella, in western Baltimore County. Variance relief is requested from Sections 1B01.2.C.3, 504, 301.1, 409.4.A, and 409.4.C of the 1970 revised edition of the Baltimore County Zoning Regulations (BCZR), and Sections V.B.6.a, V.B.6.b., V.B.7 and V.B.9 from the 1972 revised edition of the Comprehensive Manual of Development Policies to permit a series of variances for the lots identified above, as more fully set forth on the attached Schedule A. Generally, the variances requested are to permit a "private space factor" in an amount less than required and to permit setbacks of lesser dimension than required. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Charles L. Wagant, principal of the Historic Oella Ltd. Partnership, property owner. Also present was Wes Daub, of Whitman, Requardt and Associates, LLP, the engineers who prepared the site plan. The Petitioner was represented by Katherine A. Hearn, Esquire. There were no Protestants or other interested persons present.

The Oella community is well known to this Zoning Commissioner, and has been the subject of a series of zoning cases prior to the instant Petition.

The community is located adjacent to the Patapsco River and the boundary which divides Baltimore County and Howard County. Oella is an old mill town which was previously the site of a thriving mill business. In recent years, the site has been redeveloped residentially, in a manner to preserve much of the architectural character of the old community. The subject Petition relates to seven small lots which are being redeveloped as part of the revitalization of the area.

Six of the lots, known as 871 thru 881 Oella Avenue, are improved with old stone mill row houses. These houses have been renovated and will be used for residential purposes. Consistent with its desire to maintain the character of the neighborhood, the Petitioner seeks zoning approval to utilize the structures and the individual lots on which they are located. Under the BCZR, the lots are undersized and a number of setbacks are deficient. The requested variances for each lot are more specifically detailed on the site plan.

As to the seventh lot, same will be dedicated for use by the homeowners' association to provide open space and area for parking. The seventh lot does not feature any improvements thereon, however, variance relief is requested for that lot to permit a narrower driveway than allowed and an individual aisle width smaller than required.

Clearly, the properties at issue are unique in view of their historic nature and the community at large. Moreover, strict adherence to the BCZR would cause a practical difficulty upon the Petitioner, in that same would not permit redevelopment of the site in a manner consistent with the historic character of the community. Lastly, it is clear that the grant of variance relief would not cause any detrimental impact to the surrounding properties. To the contrary, in their present size, configuration and use, the subject properties are indeed consistent with the nature of this histor-

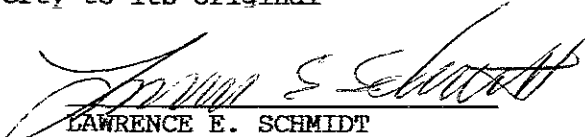
ic community. Moreover, it is to be noted that the Office of Planning recommends a grant of the Petition for Variance and opined in its Zoning Plans Advisory Committee comment, "The Office of Planning supports the requested relief since the action is consistent with the historic preservation efforts in the Oella community." I agree.

Based upon the testimony and evidence offered, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has satisfied the requirements set forth in Section 307 of the BCZR. The relief shall, therefore, be granted, all as more particularly shown on Petitioner's Exhibit No. 1, the site plan and Schedule A, attached hereto.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 5TH day of February 1998, that a variance from Sections 1B01.2.C.3, 504, 301.1, 409.4.A, and 409.4.C from the 1970 revised edition of the Baltimore County Zoning Regulations (BCZR) and Sections V.B.6.a, V.B.6.b., V.B.7 and V.B.9 from the 1972 revised edition of the Comprehensive Manual of Development Policies to permit a series of variances for the seven lots at issue, as more fully set forth on the attached Schedule A, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

February 3, 1998

Katherine A. Hearn, Esquire
519 North Charles Street
Baltimore, Maryland 21201

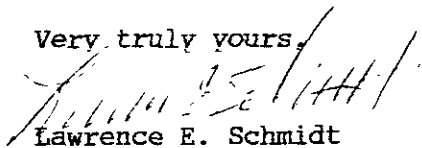
RE: Petition for Variance
Case No. 98-240-A
Property: 871 thru 881 Oella Avenue
Historic Oella Ltd. Partnership, Petitioner

Dear Ms. Hearn:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, 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 within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. Wes Daub
Whitman, Requardt and Associates, LLP
2315 St. Paul Street
Baltimore, Md. 21218





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

871, 873, 875, 877, 879 and 881
Oella Avenue, Ellicott City, MD 21043

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits & Development Management

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(s) 1B01.2.C.3, 504, 301.1, 409.4.A, 409.4.C all from the 1970 Revised Edition of the B.C.Z.R. and Sections V.B.6.a, V.B.6.b., V.B.7 and V.B.9 from the 1972 Revised Edition of the C.M.D.P. to permit the following variances on Lots 1 through 7 (Proposed Lot 7 to be H.O.A.), Parcel D-2 of "Stone Row" as indicated on the following "Schedule A" and site plan, Sheet 1 of 1 (see of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) attached)

Subdivision of existing historic residences create existing conditions of practical difficulty and unreasonable hardship in complying with referenced zoning standards.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Katherine A. Hearn, Esq.

(Type or Print Name)

Signature

519 North Charles Street 410-332-1352

Address

Phone No.

Baltimore MD 21201

City

State

Zipcode

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.

Legal Owner(s): Historic Oella Limited Partnership

Katherine A. Hearn, Esq.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

519 North Charles Street 410-332-1352

Address

Phone No.

Baltimore MD 21201

MD

21201

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Whitman, Requardt and Associates, LLP

Attention: Wes Daub

Name 2315 Saint Paul Street

Baltimore MD 21218 410-235-3450

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

45 MIN

the following dates

Next Two Months

ALL

OTHER

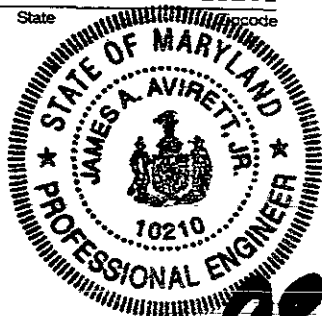
REVIEWED BY: CAM

DATE 19 Dec 97



Printed with Soybean Ink
on Recycled Paper

Revised 9/5/95



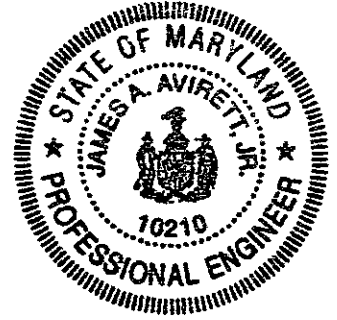
98-240-A

240

SCHEDULE 'A'
Petition for Variance

Oella: Parcel D-2 Stone Row

D.R. 3.5 District



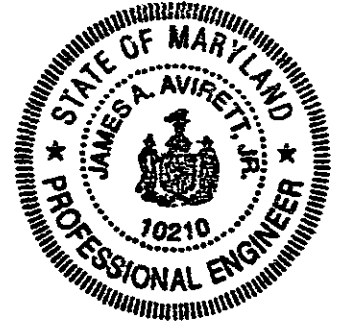
PARCEL D-2 STONE ROW

- 1) 879 Oella Avenue, Lot 2:
 - a) To permit a private space factor of 461 square feet in lieu of 500 square feet.
- 2) 877 Oella Avenue, Lot 3:
 - a) To permit a private space factor of 417 square feet in lieu of 500 square feet.
- 3) 875 Oella Avenue, Lot 4:
 - a) To permit a building to street centerline setback of 49 feet in lieu of 50 feet;
 - b) To permit a private space factor of 383 square feet in lieu of 500 square feet.
- 4) 873 Oella Avenue, Lot 5:
 - a) To permit a building to street centerline setback of 45 feet in lieu of 50 feet;
 - b) To permit an open porch to street centerline setback of 37 feet in lieu of 37.5 feet;
 - c) To permit a building to street right-of-way, property line setback of 23 feet in lieu of 25 feet;
 - d) To permit an open porch to street right-of-way, property line setback of 16 feet in lieu of 18.75 feet;
 - e) To permit a private space factor of 331 square feet in lieu of 500 square feet.
- 5) 871 Oella Avenue, Lot 6:
 - a) To permit a building to street centerline setback of 37 feet in lieu of 50 feet;
 - b) To permit an open porch to street centerline setback of 31 feet in lieu of 37.5 feet;
 - c) To permit a building to street right-of-way, property line setback of 15 feet in lieu of 25 feet;
 - d) To permit an open porch to street right-of-way, property line setback of 8 feet in lieu of 18.75 feet;
 - e) To permit a window to street right-of-way, property line setback of 17 feet in lieu of 25 feet;
 - f) To permit an open porch to side property line setback of 9 feet in lieu of 11.25 feet.
- 6) 881, 879, 877, 875, 873, 871 Oella Avenue, Lots 1, 2, 3, 4, 5, 6 and 7 (7 being proposed H.O.A.)
 - a) To permit a driveway width for 2-way movement of 16 feet in lieu of 20 feet;
 - b) To permit an aisle width for 2-way movement with 90° perpendicular parking of 16 feet in lieu of 22 feet.

~~SCHEDULE 'A'~~
Petition for Variance

~~Oella: Parcel D-2 Stone Row~~

D.R. 3.5 District



~~PARCEL D-2 STONE ROW~~

~~1) 879 Oella Avenue, Lot 2:~~

~~VAR~~ Variance
To permit a private space factor of 461 square feet in lieu of 500 square feet;

~~2) 877 Oella Avenue, Lot 3:~~

~~2~~ To permit a private space factor of 417 square feet in lieu of 500 square feet;

~~3) 875 Oella Avenue, Lot 4:~~

~~a~~ To permit a building to street centerline setback of 49 feet in lieu of 50 feet;

~~b~~ To permit a private space factor of 383 square feet in lieu of 500 square feet;

~~4) 873 Oella Avenue, Lot 5:~~

~~a~~ To permit a building to street centerline setback of 45 feet in lieu of 50 feet;

~~b~~ To permit an open porch to street centerline setback of 37 feet in lieu of 37.5 feet;

~~c~~ To permit a building to street right-of-way, property line setback of 23 feet in lieu of 25 feet;

~~d~~ To permit an open porch to street right-of-way, property line setback of 16 feet in lieu of 18.75 feet;

~~e~~ To permit a private space factor of 331 square feet in lieu of 500 square feet;

~~5) 871 Oella Avenue, Lot 6:~~

~~a~~ To permit a building to street centerline setback of 37 feet in lieu of 50 feet;

~~b~~ To permit an open porch to street centerline setback of 31 feet in lieu of 37.5 feet;

~~c~~ To permit a building to street right-of-way, property line setback of 15 feet in lieu of 25 feet;

~~d~~ To permit an open porch to street right-of-way, property line setback of 8 feet in lieu of 18.75 feet;

~~e~~ To permit a window to street right-of-way, property line setback of 17 feet in lieu of 25 feet;

~~f~~ To permit an open porch to side property line setback of 9 feet in lieu of 11.25 feet;

~~6) 887, 879, 877, 875, 873, 871 Oella Avenue, Lots 1, 2, 3, 4, 5, 6 and 7 (being proposed H.O.A.)~~

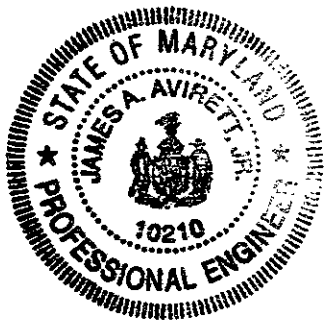
~~a~~ To permit a driveway width for 2-way movement of 16 feet in lieu of 20 feet; AND

~~b~~ To permit an aisle width for 2-way movement with 90° perpendicular parking of 16 feet in lieu of 22 feet.

December 11, 1997

ZONING DESCRIPTION
Oella - "Stone Row" Lots 1 through 7

BEGINNING at a point on the south side of Oella Avenue which is 40 feet wide at a distance of 380 feet west of the centerline of the nearest improved intersecting street, Glen Avenue, which is 40 feet wide, said point being also on the northeast corner of Parcel D-2 of the plat of "Oella, Amended Parcels D-1, D-2, D-3, D-4 and D-5 for Stone Row", Sheet 2 of 2, dated March 19, 1987 and recorded among Plat Records of Baltimore County in Plat Book No. 56 at Folio 74, thence leaving said south side of Oella Avenue and running with and binding on the outline of said Parcel D-2 the following courses and distances: (1) South 5° 34' 20" West, 112.42 feet; (2) North 89° 22' 29" West, 19.94 feet; (3) South 49° 12' 23" West, 82.81 feet; (4) North 73° 09' 10" West, 134.57 feet; (5) North 24° 49' 02" East, 105.25 feet; (6) Northeasterly along a curve to the right having a radius of 80.00 feet, for a distance of 42.27 feet, being subtended by a chord bearing and distance of North 39° 57' 08" East, 41.78 feet; (7) South 64° 39' 14" East, 19.12 feet; (8) North 36° 12' 20" East, 10.91 feet; (9) South 89° 22' 29" East, 129.86 feet to the point of BEGINNING, containing 0.6099 acres of land more or less; also known as 871, 873, 875, 877, 879 and 881 Oella Avenue in the 1st Election District, 1st Councilmanic District.



98-240-A

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #98-240-A
871, 873, 875, 877, 879, and 881 Oella Avenue
S/S Oella, 380 W. centerline Glen Avenue

1st Election District

1st Councilmanic District

Legal Owner(s):

Historic Oella Limited

Partnership

Variance: on Lots 1 through 7: 879 Oella Avenue, Lot 2: to permit a private space factor of 461 square feet in lieu of 500 square feet; 877 Oella Avenue, Lot 3: to permit a private space factor of 417 square feet in lieu of 500 square feet; 875 Oella Avenue, Lot 4: to permit a building to street centerline setback of 49 feet in lieu of 50 feet; to permit a private space factor of 383 square feet in lieu of 500 square feet; 873 Oella Avenue, Lot 5: to permit a building to street centerline setback of 45 feet in lieu of 50 feet; to permit

an open porch to street centerline setback of 37 feet in lieu of 37.5 feet; to permit a building to street right-of-way property line setback of 23 feet in lieu of 25 feet; to permit an open porch to street right-of-way property line setback of 16 feet in lieu of 18.75 feet; and to permit a private space factor of 331 square feet in lieu of 500 square feet; 871 Oella Avenue, Lot 6: to permit a building to street centerline setback of 37 feet in lieu of 50 feet; to permit an open porch to street centerline setback of 31 feet in lieu of 37.5 feet; to permit a building to street right-of-way property line setback of 15 feet in lieu of 25 feet; to permit an open porch to street right-of-way property line setback of 8 feet in lieu of 18.75 feet; to permit a building to street right-of-way property line setback of 17 feet in lieu of 25 feet; and to permit an open porch to street right-of-way property line setback of 9 feet in lieu of 22.5 feet; 881, 879, 877, 875, 873, 871 Oella Avenue, Lots 1, 2, 3, 4, 5, 6 and 7: to permit a driveway width of 2-way movement of 16 feet in lieu of 20 feet; and to permit an aisle width for 2-way movement with 90-degrees perpendicular parking of 16 feet in lieu of 22 feet

Hearing: Tuesday, January 20, 1998 at 2:00 p.m. in Room 407, County Courts Bldg., 481 Bosley Avenue

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.

(2) For information concerning the file and/or hearing. Please Call (410) 887-3391.

1/180, Jan 8 C198974

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1-8-98, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1-8-98, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 046987

DATE 19 Dec 97 ACCOUNT R-001-6150
CAM
240 AMOUNT \$ 350.00

RECEIVED FROM: Histica Oella LTD Partnership

FOR: 871-881 (odd) Oella Ave

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

98-240-A

PAID RECEIPT

PROCESS	ACTUAL	TIME
12/19/1997	12/19/1997	04:27:55
REG 0503	CASHIER (WIL ULN DRAPER)	
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	029261	OFF
CP NO.	046987	
350.00 CHECK		
Baltimore County, Maryland		

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-240-A
Petitioner/Developer:
(Historic Oella Limit. Part.)
Date of Posting/Closing:
(Jan. 20, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

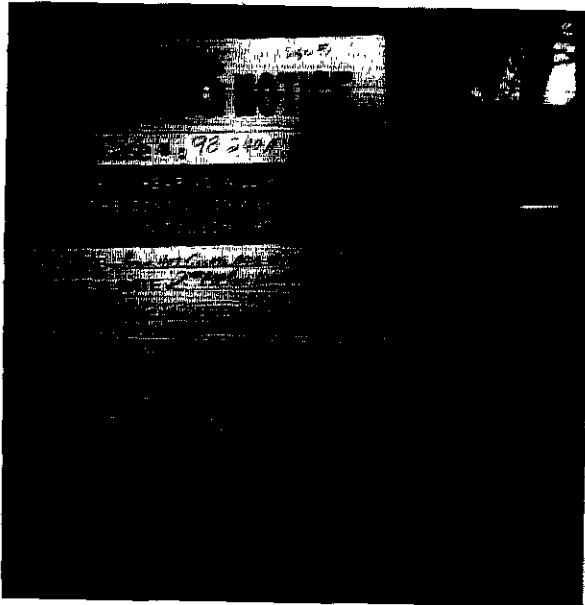
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

871-873-875-877,879 & 881 Oella Ave. Baltimore, Maryland 21041 _____

The sign(s) were posted on _____ Jan 5, 1998 _____
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Poster & Date)

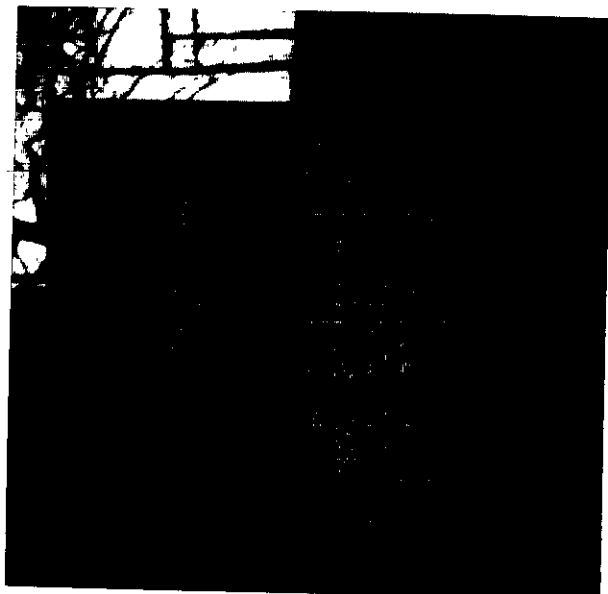
Thomas P. Ogle, Sr. _____

325 Nicholson Road _____

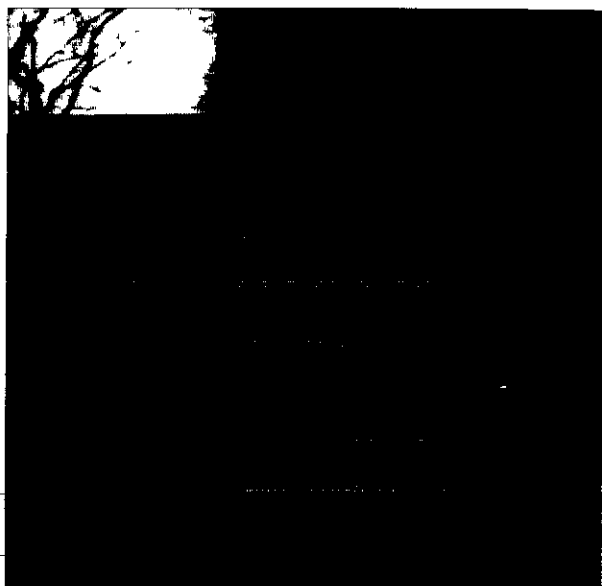
Baltimore, Maryland 21221 _____

(410)-687-8405 _____
(Telephone Number)

98-240-A
SIGN #1



98-248-A
SIGN #3



98-240-A
SIGN #2



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 240

Petitioner: Historic Oella Limited Partnership

Location: 871, 873, 875, 877, 879, 881 Oella Avenue, Ellicott City, MD.
21043

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Streunver Brothers, Eccles & Rouse Attn: Katherine Hearn

ADDRESS: 519 North Charles St.
Baltimore, Md. 21201

PHONE NUMBER: 410 - 332 - 1352

AJ:ggs

98-240-A

(Revised 09/24/96)

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1"= _____

 Vicinity Map
North
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____

acreage _____ square feet _____

SEWER: ☐ public ☐ private

WATER: ☐ yes ☐ no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-240-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: _____

See ATTACHED

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
December 31, 1997 Issue - Jeffersonian

Please forward billing to:

Katherine Hearn 410-332-1352
Streuver Brothers, Eccles & Rouse
519 North Charles Street, Baltimore, MD 21201

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-240-A

871, 873, 875, 877, 879, and 881 Oella Avenue
S/S Oella, 380 W centerline Glen Avenue
1st Election District - 1st Councilmanic District
Legal Owner: Historic Oella Limited Partnership

Variance on Lots 1 through 7: 879 Oella Avenue, Lot 2: to permit a private space factor of 461 square feet in lieu of 500 square feet; 877 Oella Avenue, Lot 3: to permit a private space factor of 417 square feet in lieu of 500 square feet; 875 Oella Avenue, Lot 4: to permit a building to street centerline setback of 49 feet in lieu of 50 feet, to permit a private space factor of 383 square feet in lieu of 500 square feet; 873 Oella Avenue, Lot 5: to permit a building to street centerline setback of 45 feet in lieu of 50 feet, to permit an open porch to street centerline setback of 37 feet in lieu of 37.5 feet, to permit a building to street right-of-way, property line setback of 23 feet in lieu of 25 feet, to permit an open porch to street right-of-way, property line setback of 16 feet in lieu of 18.75 feet, and to permit a private space factor of 331 square feet in lieu of 500 square feet; 871 Oella Avenue, Lot 6: to permit a building to street centerline setback of 37 feet in lieu of 50 feet, to permit an open porch to street centerline setback of 31 feet in lieu of 37.5 feet, to permit a building to street right-of-way, property line setback of 15 feet in lieu of 25 feet, to permit an open porch to street right-of-way, property line setback of 8 feet in lieu of 18.75 feet, to permit a window to street right-of-way, property line setback of 17 feet in lieu of 25 feet, and to permit an open porch to side property line setback of 9 feet in lieu of 11.25 feet; 881, 879, 877, 875, 873, 871 Oella Avenue, Lots 1, 2, 3, 4, 5, 6 and 7: to permit a driveway width of 2-way movement of 16 feet in lieu of 20 feet, and to permit an aisle width for 2-way movement with 90-degree perpendicular parking of 16 feet in lieu of 22 feet.

HEARING: Tuesday, January 20, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



LAWRENCE E. SCHMIDT, ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

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

December 26, 1997

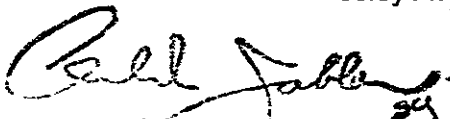
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1st Election District - 1st Councilmanic District
Legal Owner: Historic Oella Limited Partnership

Variance on Lots 1 through 7: 879 Oella Avenue, Lot 2: to permit a private space factor of 461 square feet in lieu of 500 square feet; 877 Oella Avenue, Lot 3: to permit a private space factor of 417 square feet in lieu of 500 square feet; 875 Oella Avenue, Lot 4: to permit a building to street centerline setback of 49 feet in lieu of 50 feet, to permit a private space factor of 383 square feet in lieu of 500 square feet; 873 Oella Avenue, Lot 5: to permit a building to street centerline setback of 45 feet in lieu of 50 feet, to permit an open porch to street centerline setback of 37 feet in lieu of 37.5 feet, to permit a building to street right-of-way, property line setback of 23 feet in lieu of 25 feet, to permit an open porch to street right-of-way, property line setback of 16 feet in lieu of 18.75 feet, and to permit a private space factor of 331 square feet in lieu of 500 square feet; 871 Oella Avenue, Lot 6: to permit a building to street centerline setback of 37 feet in lieu of 50 feet, to permit an open porch to street centerline setback of 31 feet in lieu of 37.5 feet, to permit a building to street right-of-way, property line setback of 15 feet in lieu of 25 feet, to permit an open porch to street right-of-way, property line setback of 8 feet in lieu of 18.75 feet, to permit a window to street right-of-way, property line setback of 17 feet in lieu of 25 feet, and to permit an open porch to side property line setback of 9 feet in lieu of 11.25 feet; 881, 879, 877, 875, 873, 871 Oella Avenue, Lots 1, 2, 3, 4, 5, 6 and 7: to permit a driveway width of 2-way movement of 16 feet in lieu of 20 feet, and to permit an aisle width for 2-way movement with 90-degree perpendicular parking of 16 feet in lieu of 22 feet.

HEARING: Tuesday, January 20, 1998 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue


Arnold Jablon, Director



NOTICE OF HEARING
CASE NO. 98-240-A
PAGE 2

c: Katherine A. Hearn, Esquire
Historic Oella Limited Partnership
Whitman, Requardt & Associates, LLP

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 5, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

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

January 14, 1998

Katherine A. Hearn, Esquire
519 North Charles Street
Baltimore, MD 21201

RE: Item No.: 240
Case No.: 98-240-A
Petitioner: Katherine Hearn, Esq.

Dear Ms. Hearn:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on December 19, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

January 9, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 29, 1997

Item No.: 234, 238, 239, 240 Zoning Agenda:

Gentlemen:

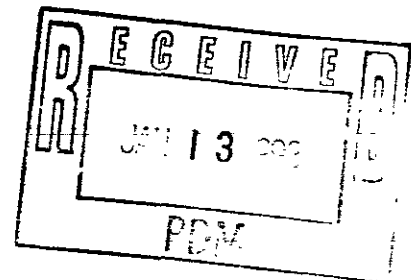
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 12-31-97
Item No. 240 (CAM)

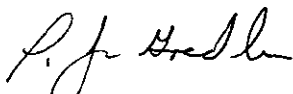
Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley. *RBS/48*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *Dec 29, 97*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

230

232

233

236

240

241

229

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: January 6, 1998

FROM:  Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for January 5, 1998
Item Nos. 229 (Agenda of 12/29/97),
230, 231, 232, 233, 235, 236, 237,
238, 239, 240, 241

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: January 13, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Oella Avenue

INFORMATION

Item Number: 240

Petitioner: Historic Oella Limited Partnership

Zoning: DR 3.5

Requested Action: Variance

Summary of Recommendations:

The properties in question are located within the Oella National Register Historic District. The Office of Planning supports the requested relief since the action is consistent with historic preservation efforts in the Oella community.

Prepared by: Jeffrey W. Lay

Division Chief: Gary L. Keller

AFK/JL

RE: PETITION FOR VARIANCE	*	BEFORE THE
871, 873, 875, 877, 879 & 881 Oella Avenue,	*	ZONING COMMISSIONER
S/S Oella, 380' W of c/l Glen Ave	*	OF BALTIMORE COUNTY
1st Election District, 1st Councilmanic	*	
Historic Oella L.P.	*	CASE NO. 98-240-A
Petitioner	*	

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

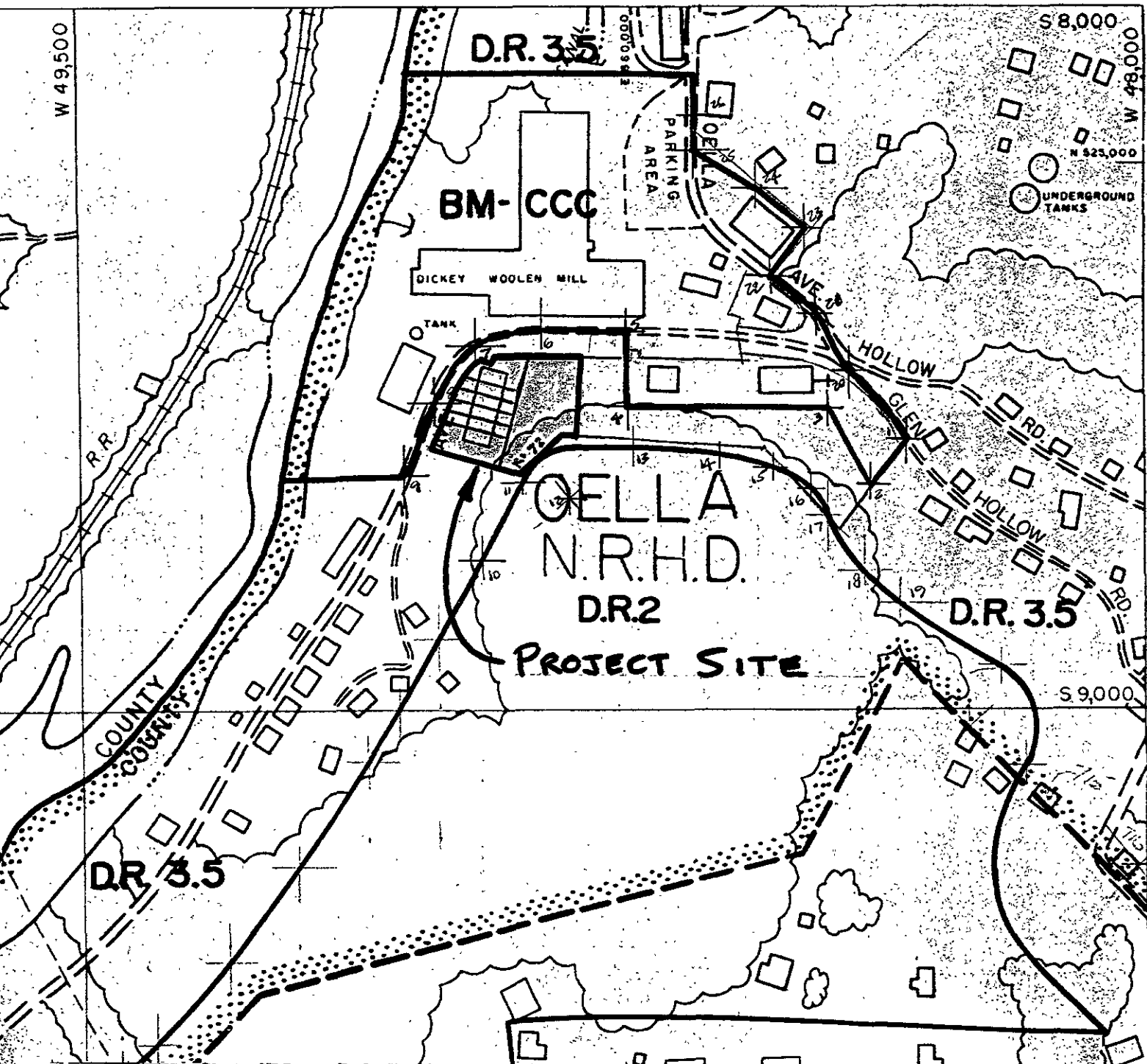
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of January, 1998, a copy of the foregoing Entry of Appearance was mailed to Katherine A. Hearn, Esq., 519 N. Charles Street, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
ELLICOTT
CITY
98-240-A

SHEET
S.W.
3-1
240