PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

72-127-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

George Pappas
Steve Tsapalas

I, or we, Antonios Chalcoussis legal owners 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 409.2b(3) to permit three(3) parking spaces instead of the required 113 spaces

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The "Poplar Inn" restaurant and lounge of the address identified has been in operation and conducting their business in this shopping area for the past fifteen (15) years. There are 116 parking spaces in this area and this number has been proven adequate for the conduct of the businesses adjacent thereto as well as the patronage of the Poplar Inn. This planned modest expansion program on the part of the Poplar Inn involves mostly an increased kitchen, storage, office and rest room areas and will not affect the parking areas to any greater extent than it is now and has been operating for the past fifteen years.

See attached description

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.

Mr. Steve Tsapalas — Steve Tsapalas
Mr. George Pappas — George Pappas
Mr. Antonios Chalcoussis — A. Chalcoussis
Contract purchaser — Legal Owner

Address — Address 7700 Wise Avenue
Baltimore, Maryland 21222

Petitioner's Attorney — Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of October, 197 1, 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 22nd day of November, 197 1, at 1:00 o'clock

OCT 5 '71 AM

Zoning Commissioner of Baltimore County.

(over)

1:00 P
11/22/71

72-127-A

72-127-A
#53

GEORGE PAPPAS, ET AL
W/S Wise Ave., 100' SE of Merritt Blvd.
12th

#72-127-A

ORDER RECEIVED FOR FILING
DATE 10/5/71
BY [illegible]

RE: PETITION FOR VARIANCE
NE/S of Wise Avenue, 100' SE of Merritt Boulevard - 12th District
George Pappas, et al - Petitioners
NO. 72-127-A (Item No. 53)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

::: ::: :::

This Petition represents a request to permit three (3) parking spaces instead of the required one hundred and thirteen (113) parking spaces.

The Petitioners are the owners and operators of the Poplar Inn, a restaurant located on the northeast corner of Merritt Boulevard and Wise Avenue. The Inn is situated on a parcel of land that is approximately one and one quarter (1 1/4) acres in size, and is completely bounded by roads, i.e., Merritt Boulevard on the west, Trappe Road on the north, Wise Avenue on the south, and a twenty (20) foot alley on the east. A commercial building, housing several retail stores, is located within the same boundries. The two (2) buildings which are under separate ownership, are positioned 11.53 feet apart. It is this 11.53 foot space that the Petitioners plan to utilize by adding an addition to this restaurant.

The Petitioners based their case for hardship and/or practical difficulty on the following testimony:

1. Since the addition contains only 11.53 square feet and will be used to accommodate a kitchen, coat room, and a rest room facility, it will not generate a need for additional parking.

2. The time periods for peak parking requirements occur at different hours, permitting the restaurant customers to utilize the one hundred and sixteen (116) parking spaces provided for the retail building.

3. The space between the two (2) buildings is not wide enough to provide a parking area and serves no useful purpose, and

ORDER RECEIVED FOR FILING
DATE 11/24/71
BY [illegible]
ADMINISTRATIVE ASSISTANT

There were no protestants present at the hearing.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner, that the Petitioners have proven hardships, and that the granting of this Variance will not adversely affect the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 29 day of November, 1971, that the herein Petition for a Variance should be and the same is Granted, from and after the date of this Order, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

James S. Dyer
Deputy Zoning Commissioner of
Baltimore County

AUSTIN X. DOPMAN AND ASSOCIATES, INC.
P. O. BOX 6760 – TOWSON, MARYLAND 21204
PHONE VALLEY 5-2750

LEGAL DESCRIPTION OF LOCATION OF THE POPLAR INN IN CONNECTION WITH ZONING HEARING FOR VARIANCE OF PARKING.

BEING LOCATED ON THE NORTHEAST SIDE OF WISE AVENUE, APPROXIMATELY 100' FEET SOUTHEASTERLY FROM ITS INTERSECTION FROM THE SOUTHEAST SIDE OF MERRITT BOULEVARD AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY, LIBER G.L.B. 2352, FOLIO 283.

COMMERCIAL DESIGNERS EXTERIOR INTERIOR DECORATORS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

OLIVER L. MYERS
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

October 26, 1971

Mr. George Pappas
7700 Wise Avenue
Baltimore, Maryland 21222

RE: Type of Hearing: Variance
Location: NE/S Wise, 100' SE of Merritt Blvd.
Petitioners: George Pappas, et al
Committee Meeting of October 5, 1971
12th District
Item 53

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located between intersections of Trappe Road and Wise Avenue on Merritt Boulevard. The property in question is located directly adjacent to an existing shopping center and is in separate ownership from the adjacent parcel.

BUREAU OF ENGINEERING:

No public highway improvements or utilities are involved. This office has no further comment in regard to the plan submitted to the Zoning Advisory Committee for review in connection with this item.

DEPT. OF TRAFFIC ENGINEERING:

Although existing restaurant does have parking problems, this department has no objection to the requested parking variance as long as it pertains to the existing restaurant. We would object to any permanent variance to parking that would continue in effect after a change in use for this site.

Mr. George Pappas
Item 53
Page 2
October 26, 1971

HEALTH DEPARTMENT:

Metropolitan water and sewers are available to this site.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval.

BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and regulations when plans are submitted. Also, see Parking Lots, "Section 409.10".

FIRE DEPARTMENT:

This office has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, JR., Chairman

OLM:JD
Enc.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-127-A

1 Sign

District 12th — Date of Posting Nov. 4-71
Posted for: Hearing Mon. Nov. 22, 1971 @ 1:00 P.M.
Petitioner: George Pappas
Location of property: NE/side of Wise ave. 100' S.E. Merritt Blvd.
Location of Signs: 1 Sign Filed To Zoning Facing Merritt Blvd. Front Door facing Merritt Blvd.
Remarks:
Posted by Paul H. Hess (Signature) — Date of return 11-11-71

Mr. George Pappas
7700 Wise Ave.
Baltimore, Maryland 21...

Item 53

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 5th day of October 1971

S. ERIC DINENNA,
Zoning Commissioner

Petitioners George Pappas, et al
Petitioner's Attorney — Reviewed by Oliver L. Myers Jr.
Chairman of Advisory Committee

JAN 7 1972

BALTIMORE COUNTY, MARYLAND No. 263
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 1, 1971 ACCOUNT 01-662

AMOUNT $25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Austin E. Dopman & Assoc., Inc.
P O. Box 6765
Towson, Md. 21204
Petition for Variance for George Pappas at 3 772-127-A

25.00 MSC

BALTIMORE COUNTY, MARYLAND No. 1407
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 22, 1971 ACCOUNT 01-662

AMOUNT $35.25

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Poplar Inn
7700 Wise Ave.
Baltimore, Md. 21222
Advertising and posting of property - #72-127-A

35.25 MSC

PETITION FOR A VARIANCE
12th DISTRICT

ZONING: Petition for Variance for Off-Street Parking.
LOCATION: Northeast side of Wise Avenue 100 feet Southeast of Merritt Boulevard.
DATE & TIME: MONDAY, NOVEMBER 22, 1971 at 1:00 P.M.
PUBLIC HEARING: Room 108, 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 Variance from the Zoning Regulations of Baltimore County to permit three (3) parking spaces instead of the required 115 spaces.

The Zoning Regulation to be exercised as follows:

Section 409.2(3)(3) - Off-Street Parking - 1 for each 50 square feet of total floor area.

All that parcel of land in the Twelfth District of Baltimore County.

Being located on the Northeast side of Wise Avenue, approximately 100 feet southeasterly from its intersection with the southeast side of Merritt Boulevard and being recorded in the land records of Baltimore County, Liber G.L.B. 2288, Folio 793.

Being the property of George Pappas, et al as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, November 22, 1971 at 1:00 P.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Nov. 5, 19 71

THIS IS TO CERTIFY, that the annexed advertisement of
ZONING COMMISSIONER OF BALTIMORE COUNTY IN THE MATTER OF PETETION FOR VARIANCE RE GEORGE PAPPAS
was inserted in *The Dundalk Eagle* a weekly newspaper published in Baltimore County, Maryland, once a week for successive weeks before the day of 19 ; that is to say, the same was inserted in the issues of November 4, 1971

Kimbel Publication, Inc.
Publisher.
By Kimbel E. Cole

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BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 4, 19 71

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ ~~successive weeks~~ before the 22nd day of November, 19 71., the first publication appearing on the 4th day of November, 19 71.

THE JEFFERSONIAN,
L. Frank Streaker
Manager.

Cost of Advertisement, $

PETITION MAPPING PROGRESS SHEET

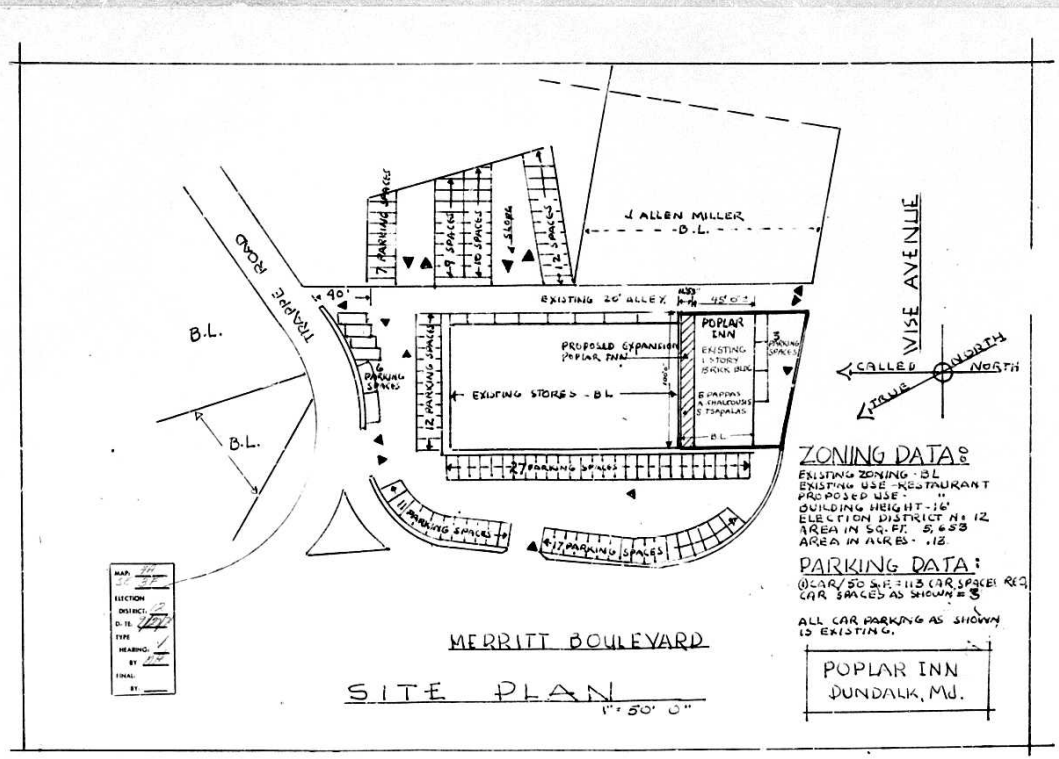
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: JEE

Revised Plans:
Change in outline or description ___Yes ___No

Previous case:

Map # ___



MERRITT BOULEVARD

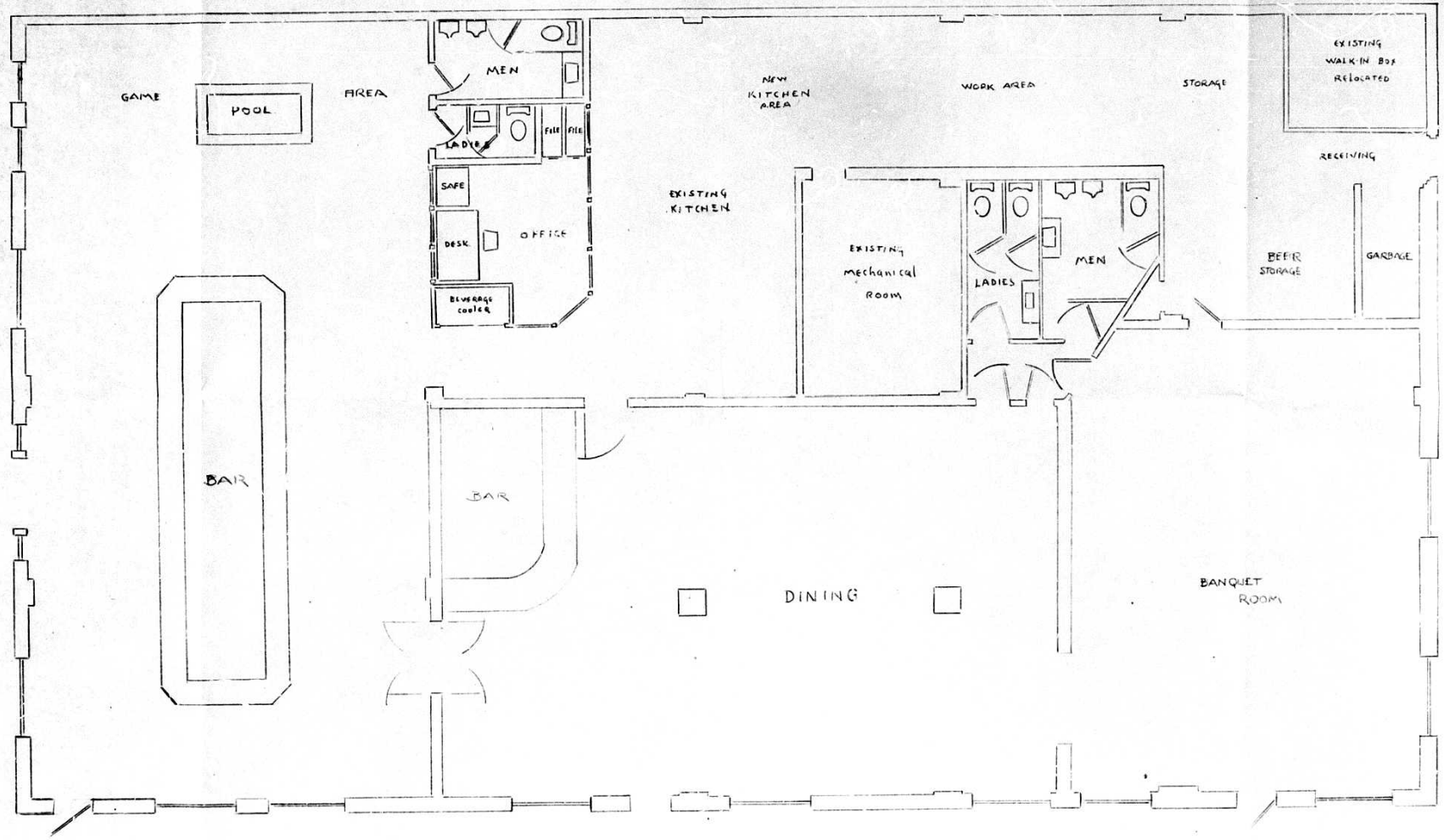
SITE PLAN
1" = 50' 0"

ZONING DATA:
EXISTING ZONING - BL
EXISTING USE - RESTAURANT
PROPOSED USE - "
BUILDING HEIGHT - 16'
ELECTION DISTRICT No 12
AREA IN SQ. FT. 5,653
AREA IN ACRES - .13

PARKING DATA:
(1) CAR/50 S.F. = 113 CAR SPACES REQ
CAR SPACES AS SHOWN = 3

ALL CAR PARKING AS SHOWN IS EXISTING.

POPLAR INN
DUNDALK, MD.


GAME AREA
POOL
MEN
LADIES
FILE
FILE
SAFE
DESK
OFFICE
BEVERAGE cooler
NEW KITCHEN AREA
WORK AREA
STORAGE
EXISTING WALK-IN BOX RELOCATED
RECEIVING
EXISTING KITCHEN
EXISTING mechanical ROOM
LADIES
MEN
BEER STORAGE
GARBAGE
BAR
BAR
DINING
BANQUET ROOM