

72-172 X

January 12, 1972

Mr. Ivan Tellis
3107 Woodvalley Drive
Baltimore, Maryland 21208

RE: Type of Hearing: Special Exception
for Service Garage
Locations: SW/S Wise Avenue, 234' N/S of
Lynch Road
Petitioners: Ivan Tellis and Charles Epstein
Committee Meeting of December 14, 1971
12th District
Item #99

Dear Sirs:

This office has received revised drawings and we are
scheduling the above referenced case for a hearing.

Very truly yours,

OLIVER L. MYERS, Chairman

OLH:JD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 12, 1972

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

cc:

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

Mr. Ivan Tellis
3107 Woodvalley Drive
Baltimore, Maryland 21208

RE: Type of Hearing: Special Exception for
Service Garage
Location: SW/S Wise Avenue, 234' N/S of
Lynch Road
Petitioners: Ivan Tellis and Charles Epstein
Committee Meeting of December 14, 1971
12th District
Item #99

Dear Sirs:

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

If you have any questions concerning this matter,
please do not hesitate to contact me at 494-3351.

Very truly yours,

JAMES E. DYER,
Zoning Supervisor

JED:JD

Enclosure

Mr. Ivan Tellis
3107 Woodvalley Drive
Baltimore, Maryland 21208

Item #99

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition does not meet the Zoning Commissioner's
requirements for filing as per attached.

S. ERIC DYNEMMA,
Zoning Commissioner

Owners Name: Ivan Tellis and Charles Epstein

Reviewed by: _____

72-172-X 72-172-X 72-172-X **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ivan Tellis, et al., legal owner... 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ service garage.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 _____
Address _____
Legal Owner _____
Address _____

Charles E. Brooks
Petitioner's Attorney
305 W. Allegheny Avenue
Address Towson, Maryland, 21204
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1972, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of February, 1972, at _____ o'clock.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 29, 1971

Mr. Ivan Tellis
3107 Woodvalley Drive
Baltimore, Maryland 21206

RE: Type of Hearing: Special Exception for Service Garage
Location: SW/3 Wise Avenue, 234' W/S of Lynch Road
Petitioners: Ivan Tellis and Charles Epstein
Committee Meeting of December 16, 1971
12th District
Item #99

Dear Sirs:

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 on the southeast side of Wise Avenue, 234 feet northeast of Lynch Road. The property has been cleared of a previously existing dwelling. Adjacent to the northeast of the site is an existing combination dwelling and beauty salon. Adjacent to the southwest side of the site is a one story frame dwelling which lies almost directly adjacent to the proposed rear parking area. Further to the southwest and continuing on Lynch Road, there is existing a carry-out establishment, barber shop, and an American Oil service station. To the rear of the site and opposite a 16 foot alley is an existing group home development. Opposite the site on Wise Avenue is an existing shopping center. Public water and sewer facilities exist in the bed of Wise Avenue. There is existing curb and gutter at this location.

SUMMARY OF ENGINEERING:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in accordance with the subject item.

Wise Avenue, an existing County road, is shown as a 40-foot closed section on a 70-foot right-of-way. The existing Highway Improvements are proposed.

Mr. Ivan Tellis
Page 2
December 29, 1971

The entrance location is subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

The use of the existing alley and any entrance therefrom, is subject to the approval of the Office of Planning and Zoning and the Department of Traffic Engineering.

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available to serve this property.

PROJECT PLANNING DIVISION:

The comments of the Department of Traffic Engineering must be complied with.

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site.

Dept. of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the collection of waste oil in accordance with the Department of Water Resources requirements.

Air Pollution Comments: The building or buildings on this site may be subject to restrictions and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

FIRE DEPARTMENT:

The owner shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101, "The Life Safety Code", 1972 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

The store will operate under the trade name of Penn Jersey Auto Stores. A two (2) bay servicing area thirty (30) feet by thirty (30) feet in area will be located at the extreme rear of the store. The overall size of the Penn Jersey Store is planned to be thirty (30) feet by one hundred (100) feet with the actual operation divided into three (3) separate categories. Fifty (50) percent of the floor area will be utilized for sales; twenty (20) percent as stock area; and, thirty (30) percent for the servicing area.

The servicing area was described as being for customer convenience only with no body or lube work being done. Only one (1) employee is normally utilized in this area, and he doubles as a service parts counter-man. It was estimated that less than ten (10) percent of the overall business would take place in the service garage area. Mr. Rounds also stated that the service garage area would be completely air-conditioned, and that the garage doors would be kept closed at all times thereby eliminating any noise that may emanate from the property. The hours of operation will be from 7:00 A. M. to 9:00 P. M. or will follow the general pattern of other commercial uses in the area.

Several area residents were present and objected to the service garage use. Their objections were based on the fact that there are presently several service garages in the area, the noise that emanates from the service garages, and the use of the residential alley by commercial traffic. Most of the protestants indicated that their objections were somewhat reduced by the fact that the proposed use would not be a full-fledged service garage and that the garage area would be air-conditioned with the doors closed at all times.

The Zoning Advisory Committee had no adverse comments to make with regard to traffic, the availability of water and sewer, parking or the general overall use as proposed by the Petitioner. However, the Department of Traffic Engineering did comment that the alley behind the site was

not adequate for commercial traffic and that no access to the alley should be permitted.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner that the Petitioners have met all the requirements of Section 502.1 and that the Special Exception should be granted, subject to the following conditions and restrictions:

1. A screening fence of at least five (5) feet high must be erected along the east property line between the end of the building and the alley at the rear. All other residentially zoned properties shall be screened with a four (4) foot height compact plantings or a fence.
2. At no time shall any vehicles be repaired or worked on in any manner on the outside of the service garage.
3. There shall be no access to the alley from this site.

It is therefore, ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of April, 1972, that the above Special Exception for a Service Garage is hereby Granted, subject to strict compliance with the above restrictions and approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

James E. Rounds
Deputy Zoning Commissioner of Baltimore County

Mr. Ivan Tellis
Page 3 Item 99
December 29, 1971

DEPT. OF TRAFFIC ENGINEERING:

Revised plans must be submitted for the following items.

- 1) The alley behind the site is not adequate for commercial traffic and no access to the alley shall be permitted.
- 2) All two way driveways on this site must be a minimum of 20 feet wide in their entirety.
- 3) The service area in the garage must be shown and its access to the driveway.

ZONING ADMINISTRATION DIVISION:

Approval of the subject petition is being withheld until revisions reflecting comments of the Bureau of Traffic Engineering are made to the plan.

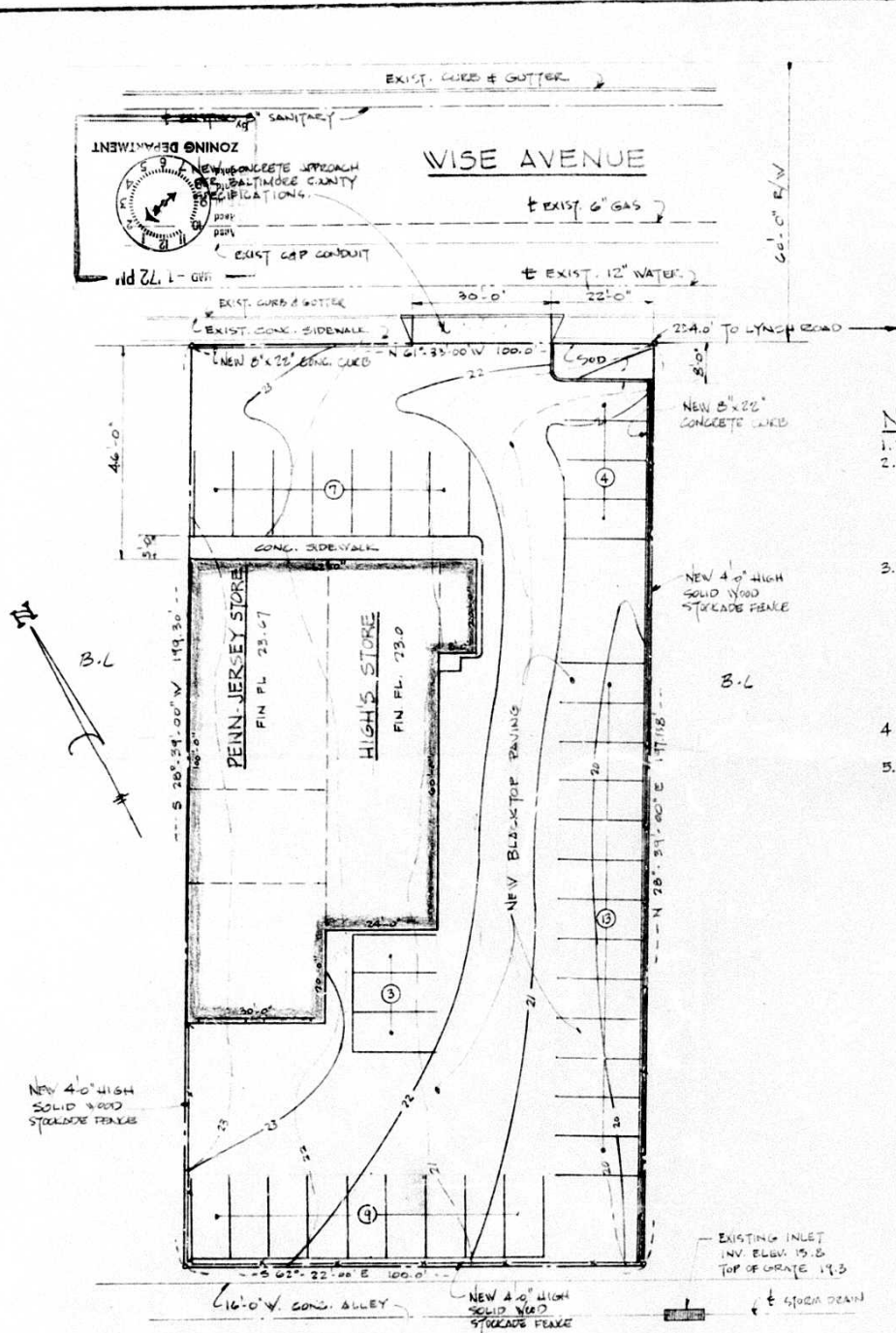
Very truly yours,
Oliver L. Myers
OLIVER L. MYERS, Chairman

JMS:JH
Enc.

Description for a parcel of land on Wise Avenue known as No. 7837 Wise Ave.

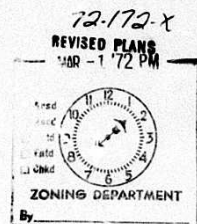
Beginning for the same at a point on the Southwest side of Wise Ave. at the distance measured Northwesterly of 234 feet, from the point of intersection of the Southwest side of Wise Ave. and the Westernmost side of Lynch Road, thence running along Wise Ave. North 61 degrees 33 minutes West 37 feet; thence running for lines of 212' along South 28 degrees 39 minutes West 41 feet; and South 61 degrees 33 minutes West 7 feet; and South 29 degrees 39 minutes West 35 feet; and North 61 degrees 33 minutes West 30 feet; and South 28 degrees 39 minutes West 72.6 feet; to the North side of a 20 foot alley there situated; thence running along said Alley South 62 degrees 22 minutes East 60 feet; thence running North 28 degrees 39 minutes East 197.88 feet, to the point of beginning. Containing 0.193 acres more or less and now owned by Dr. Ivan Tellis, et al.





NOTES:

1. PRESENT ZONING BL-ONE - ENTIRE TRACT
2. PROPOSED USE:
1ST FLOOR - RETAIL STORES
HIGH'S STORE 24' x 80' = 1920 SF
PENN. JERSEY 30' x 100' = 3000 SF
STAIRWELL 8' x 20' = 160 SF
2ND FLOOR - DOCTOR'S OFFICES = 3000 SF
3. PARKING REQUIREMENTS:
HIGH'S STORE 1920/200 = 9.6 P.S.
PENN. JERSEY 3000/200 = 15 P.S.
STAIRWELL 160/200 = .8 P.S.
DOCTOR'S OFFICE 3000/300 = 10 P.S.
TOTAL REQUIRED - 35.4 P.S.
TOTAL PROVIDED - 36 P.S.
ALL PARKING SPACES - 8.5' x 18'
4. ALL SURVEY INFORMATION TAKEN FROM PLAT PREPARED BY ROBERT G. NORRIS - REG. SURVEYOR.
5. PROPERTY LOCATED IN BALTIMORE COUNTY 12TH DISTRICT. (7395-7397 WISE AVE)



MADIGAN CONSTRUCTION MEDIA -

SITE DEVELOPMENT PLAN

7395-7397 WISE AVENUE

OWNER: DOCTOR IVAN TELLS ET AL

SCALE: 1" = 20'-0" PREVIOUS: JOP 1X 7203

DRAWN BY: DATE: 2-24-72 SHEET: 01



REVISED PLANS
JAN 11 '72 PM

☐ Amend
☐ Record
☐ Read
☐ End
☐ Check

ZONING DEPARTMENT

By _____



NO. 7835 & 7837 W 15TH AVE

12TH & 21ST. BALTO. CO., MD.
DR. IVANTELLI, S. & F. OWNERS.

0.455 A.C. R.M.S

SCALE 1"=20' MAY 12, 1978

ROBERT S. NOBLE, JR. (1910-1980)
22 MONMOUTH WOODS RD.

RECEIVED NOV. 13/1971 R

REVISED NOV. 13/97 ROL

X-6179

Elevs based on Earth to Transept Pl. Elev 20.76

