PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Charles Flom and
1 or we...RCrkbs.C...X109.......legal owners. of the property situate in Baltim County and which is described in the description and plat attached hereto and made a part hereor.

Can attached description

P. RI

and 28 for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein describe ! property, for an automobile service garage.....

Property is to be posted and advertises 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 soning regulations and exerticitions of Baltimore Country adopted pursuant to the Zoning Law for Baltimore

Talo Ham

Charles Flom Chow Bertha Flom Legal Owners 410 Maryland Trust Building Baltimore, Maryland 21202 ORDERED By The Zoning Commissioner of Baltimore County, this 19th

FOR FILING

ORDER RECEIVED

197 .6, that the subject matter of this petition be advertised, as ..., 1976..., at _7±150'clock De Tunus

Micholas B. Commod Planning & Boning Associate IVI

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

. Cenonderi. -1mg Cheirman

MEMBERS

Aaron Margolis, Esq. 410 Maryland Trust Building Baltimore, Maryland 21202

NUMBER OF DIPARTMENT OF STATE BOATS COVER

final of ZONE-G KEN TEL DEVELOR AT

RE: Special Exception Petition
Item 74
Charles & Ber he C. Flow - Petitioners

November 22, 1976

Dear Mr. Margolis:

The Zoning Flans Advisory Committee has reviewed the plans shoulted with the above referenced and has said and the fill live of The following or this one a result of imspection.

These comments are nor intended to indicate the appropriateness of the ranking action requested, but or problem all formers are not expended to problem all formers are not expended to the representation of the second problem and have a besting on this excellengest planning that may have a besting on this excellengest planning have file a written report with the Indicate Commissioner with root mediations as to the appropriateness of the requested. Commissioner with root manifest the problem and the proper section of the propriateness of the requested.

The subject property, currently round \$1... is loated on the northeast side of Wise Arman. 45. feet southeast of Merrith Blay, in the 12th Election District. It is improved with a service station in the front and a non-conforming service grange and accompanying storate containing the service station in the front and a non-conforming service grange and accompanying storate to the standard order of the service station. The service station is considered with a Gine's restaurant, a service station, and single samily dwellings, respectively.

The petitiongr is proposing to raze the structures, which are not shown on the substreed plan, and construct a combination service garage, retail parts store and office building, hence the Special Exception request.

The site plan should indicate the area for the storage of disabled vehicles, or a note indicating

Aaron Margolis, Esq. Fe: Item 74 Nevember 22, 1976 Page 2

there will be no storage of these vehicles on this site.

The petitioner should pay particular attention to the comments of the Health Department and the Department of Pormits and Licenses.

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

Very truly yours,

Micheles B. Commodern NICHOLAS E. CONTODARI, Acting Chairman, Zoning Plans Advisory Committee

NBC:JD

cc: Evans, Hagan & Holdefer, Inc. 8013 Belair Road Baltimore, Maryland 21236



TON M. MOUR

ovember 17, 1976

Mr. S. Eric DiNenna

Ro. Icom #74 (1976-1977)
Property Gymer: Charles & Bertha C. Flom
N/SS Miss Avo., 465' 5/E Merritt Blvd.
Existing Zoning: BL - CT
Proposed Zoning: Special Exception for an auto service garage. Acres: 0.63 District: 12th

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

None of the present improvements on this site are indicated on the submitted

The construction or reconstruction of concrete sidewalks, curb and gutter, entrances, apron, etc. will be the full responsibility of the Petitioner.

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

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item 474 (1976-1977) Property Owner: Charles & Bertha C. Flos Page 2 November 17, 1976

Storm Drains:

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours. Elleworth M. Ding tome ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END : EAR: PWR: SI



Mr. S. Eric DiNenne, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item #74, Zoning Advisory Committee Meeting, October 19, 1976, are as follows:

Property Owner: Charles & Bertha C. Flom Location: NE/S Wise Ave 465' 5' M rritt Blvd Estiting Zoning: 8.1.—C.T.
Proposed Zoning: Special Exception for an auto service garage Acres: 0.63
Districts: 12th

This affice has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure than all parties are made aware of plans are problems with regard to development plans that may have a

This plan has been reviewed and there are no site-plannin g factors requiring comment.

Very truly yours,

John Levable John L. Wimbley Planner III Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1976

Mr. S. Eric DiNenna Zoning Commissioner Baitimore County Office Building Towson, Maryland 21204

7 A.C. Meeting of: October 19, 1976

Re: Item 74
Property Owner: Charles & Bertha C, Flom
Property Owner: Charles & Bertha C, Flom
NUS Wise Ave. 465' SE Herritt Blvd.
Present Zoning: B.L. C, T.
Proposed Zoning:Special Exception for an auto service tarage.

District: 12th No. Acres: 0.63

Dear Mr. DiNenna:

No bearing on student population.

Very truly your le Wilkeral W. Nick Petrovich.. Field Representativ

KNP/n1

October 25, 1976

October 20, 1976

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item \$74, Zoning Advisory Committee Meeting, October 19,

Mater Resources Administration Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing sethod previding for the elimination of waste oil in accordance with Water Resources Administration requirements.

Thomas H. Devlin, Director BURRAU OF ENVIRONMENTAL SERVICES

THD: RIV: E



November 15, 1976

/Per. 1 ten 74 - 26C - Ostober 19, 1976. Freperty Other: Charles is brithe C. Flom Excetton, 181/2 Nise Avenue 465' El Merritt Blvd. District Condings 18.1-C. Acception for an auto service garage Agrees 0.43 | District: 12th

No major increase in trip generation is anticipated by the requested special exception for an auto service garace.

Michael & Flangon

MSF : no



Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Re: Property Owner: Charles & Bertha C. Flow

Location: NE/S Wise Ave. 465' SE Merritt 31vd.

Zoning Agenda October 19, 1976 Item No. 7h

Pursuant 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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 100 feet along an approved road in accordance with Baltinoza 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.

(x) 4. The cite shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Satisfact Tree Tree Distinct prior to company, Also Standard 568 National Fire Codes for "Sepair Carages".
(5. Site plana are approved and Grown.

HOVIDMEN S. D. D. D. Border M. Border and Alexand Management Spring Filming from Spring Sprin



Comments on Iron # 74. Zoning Markery Committee Ranting, October 19, 1976

Property Owner: Charles & Bertha C. Flom MrK/S Wise Ave. L65' S/E Merritt Blvd. Existing Design B.L. - C.T. Proposed Zoring: Special Exception for an auto service garage.

The Stern checked balow are applicable:

(X) A. Structure rhals confers to Palt a we County Building Code (B.O.C.A.) 1970 Edition and the 1971 Cupp. Lent and other applicable codes.

(X) B. A building permit shall be required before construction can begin.

C. Three sets of construction drawings may be required to file an application for a building pounit. D. Three note of construction develops with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building penuit.

C. tood frame walls are not permitted within 3'0" of a property line. Contact hallding legarithent is distance is between 3'0" and 6'0" of property line.

G. Requested setback variance conflicts with the Esitimore County Dailding Code. Sec Section ______

March & Sombin Charles E. Burnham Fl. in Review Chief



Aaron Margolis, Esquire 410 Maryland Trust Building Baltimore, Maryland 21202

RE: Petition for Special Exception NE/S of Wise Avenue, 465' SE of Merritt Boulevard - 12th Election District Charles Flom, et ux - Petitioners NO. 77-101-X (Item No. 14)

Dear Mr. Margolis:

I have this date passed my Order in the above captioned matter in ecordance with the attached.

Very truly yours,

15/ S. ERIC DI NENNA

cc: John W. Hessian, III, Esquire People's Counsel



GAN & HOLDEFER, INC.

8013 BELAIR RD BALTIMONE MD 21236 (301) 665 150

00

October 6, 1976

DESCRIPTION OF \$7720 WISE AVENUE, TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION FOR A SERVICE GARAGE IN A RI ZONE

BEGINNING FOR THE SAME on the Northeast side of Wise Avenue, at a point distant 465 Feet, more or loss, measured southeasterly along said Northeast side of Wise Avenue from its intersection with the centerline of Merritt Blvd. thence leaving seld place of beginning and running and binding on the Northeast side of Mise Avenue, the 2 following courses and distances, viz: (1) South 47 degrees 35 minutes DD seconds East 55 feet, more or less and (2) South 52 degrees 47 minutes 00 seconds East 60 feet, more or less, thence leaving Wise Avenue and running the 5 following courses and distances, viz: (3) North 37 degrees 13 minutes 00 seconds East 145,00 Feet (4) North 21 degrees 31 mitutes 00 seconds East 120.00 feet (5) North 06 degrees 31 minutes 00 seconds West 14.35 Feet (6) North 72 degrees 54 minutes DO seconds West 77,44 Feet

to the place of beginning. Containing 0.63 somes of lend, more or less.

This description has been written for zoning purposes only and is not intended to be used for conveyance.

and (7) South 37 degrees 13 minutes 00 seconds West 239 Feet, more or less,







RE: PETITION FOR SPECIAL EXCEPTION NE/S of Wise Ave. 465' SE of Merritt Blvd., 12th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

CHARLES FLOM, Petitione

· Case No. 77-101-X

::::::

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.

People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 9th day of November, 1976, a copy of the aforegoing Order was mailed to Aaron Margolis, Esquire, 410 Maryland Trust Building, Baltimore, Maryland 21202, Attorney for Petitioner.



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was appearing on the ... 11th ... day of ... November 19.76

BALTIMORE COUNTY, MARYLAND

FROM Norman E. Gerber, Acting Director of Planning

SUBJECT #77-101-X. Petition for Special Exception for Garage, Service Northeast side of Wise Avenue 465 feet Southeast of Merritt Boulevard Petitioner - Charles Flom and Bertha Flom

12th District

HEARING: Wednesday December 1, 1976 (7:15 P.M.)

This office is not opposed to the requested special exception

CERTIFICATE OF POSTING

District 12. Date of Punting 11-11.

Posted for Heaving Phys. Dec. 1. 1926 6: 2:15 G. C.L.

Politioner Chief Them.

Location of property NE/S & Mise one 465 SE y March Blo

Location of Signe I Lys Devold in First Monther forey Love

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Oct 1976. Filing Fee \$ 50 . Received Check

Posted by Maril 14 Miss. Date of return: 11-16 '76.

Petitioner Charle Flore Butt Flaubmitted by An Petitioner's Attorney Com Mangeli Reviewed by 245

#77-101-X

Date of Posting 11-11-70

NEG:JGH:rw



Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Comments on Item *74, Zoning Advisory Committee Meeting, October 19, 1976, ore as follows:

Property Owner: Charles & Berthe C. Flom Location: NE/S Wise Ave 465' 5^E M mitt Blvd Existing Zoning: B.L.-C.T. Proposed Zoning: Special Exception for an auto service garage

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

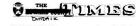
This plan has been reviewed and there are no site-plannin g factors requiring comment.

Very truly yours,

John Levelle



COCE OF



ELLICOTT CITY, MD.,

Nov. 11, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Exception-- Flom

DUNDALY

TIMES a weekly newspaper printed and published in DUNDALE Maryland, once a week for one successive weeks before the 11thday of Nov. 19 76, that is to say the same was inserted in the issues of Nov. 11, 1976.

STROMBERG PUBLICATIONS. Inc.





| FFICE OF | REVENUE DIVISION OS CASH RECEIPT. | m. 49434 |
|----------|--------------------------------------|------------------------------------|
| Oot. | 7. 1976 ACCOUNT | m-662 |
| | | |
| | AMOUNT | \$50.00 |
| EIYED A | nos Marrollo Des | \$50,00 L10 Maryland Trust Eldg |
| Baltimo | ron Margolie, Req. re, Md. 21202 | |
| Baltimo | ron Margolie, Req. re, Md. 21202 | 410 Karyland Trust Elds |



MAR 1 1 1977

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

