

ORDER RECEIVED FOR FILING
DATE 10/19/76
BY 10/19/76

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

A Special Exception for a Garage, Service, should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of October, 1976, that a Special Exception for a Garage, Service 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 Department of Public Works and Office of Planning and Zoning.

Eric D. Nenna
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1976, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain in the same zone, and/or the Special Exception for... he and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1976

Mr. S. Eric D. Nenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

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

Re: Item 74
Property Owner: Charles & Bertha C. Flom
Location: NE/S Wise Ave. 465' SE Merritt Blvd.
Present Zoning: B.L. - C.T.
Proposed Zoning: Special Exception for an auto service garage.

District: 12th
No. Acres: 0.63

Dear Mr. D. Nenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

JOHN W. HESSIAN, III
Chairman, Board of Education

JOHN W. HESSIAN, III
Chairman, Board of Education

October 25, 1976

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

Dear Mr. D. Nenna:

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' SE Merritt Blvd.
Present Zoning: B.L. - C.T.
Proposed Zoning: Special Exception for an auto service garage.

Acres: 0.63
District: 12th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 edition and the 1971 Amendment and other applicable codes.
- ☒ 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 permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☒ E. Load fence walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Durshan
Charles E. Durshan
Planning Review Chief
Fire Prevention Bureau



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 20, 1976

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

Dear Mr. D. Nenna:

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' SE Merritt Blvd.
Existing Zoning: B.L.-C.T.
Proposed Zoning: Special Exception for an auto service garage
Acres: 0.63
District: 12th

Public water and sewer existing.

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

Very truly yours,

Thomas E. Devlin
Thomas E. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TEH:WJG



November 15, 1976

Mr. Eric S. D. Nenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 74 - ZAC - October 19, 1976
Property Owner: Charles & Bertha C. Flom
Location: NE/S Wise Avenue 465' SE Merritt Blvd.
Existing Zoning: B.L.-C.T.
Proposed Zoning: Special exception for an auto service garage
Acres: 0.63
District: 12th

Dear Mr. D. Nenna:

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

Very truly yours,

Michael F. Flanagan
Michael F. Flanagan
Traffic Engineer Associate

MSF:mc



Paul H. Reinecke
Chief

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

Attention: Nick Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles & Bertha C. Flom

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

Item No. 74

Zoning Agenda October 19, 1976

Comments: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below stated with "it" 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 of 300 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.
- (x) 4. The site 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 National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy. Also Standard 808 National Fire Codes for "Repair Garages".
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

NOTED: *Paul H. Reinecke* Noted and Approved: *George M. Magrath*
Planning Review Chief: *Paul H. Reinecke* Fire Prevention Bureau: *George M. Magrath*



October 6, 1976

DESCRIPTION OF 47700 WISE AVENUE, TO ACCOMPANY PETITION FOR A SPECIAL EXCEPTION FOR A SERVICE GARAGE IN A BL ZONE.

BEGINNING FOR THE SAME on the Northeast side of Wise Avenue, at a point distant 465 feet, more or less, measured southeasterly along said Northeast side of Wise Avenue from its intersection with the centerline of Merritt Blvd. thence leaving said place of beginning and running and binding on the Northeast side of Wise Avenue, the 2 following courses and distances, viz: (1) South 47 degrees 35 minutes 00 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 3 following courses and distances, viz: (3) North 37 degrees 13 minutes 00 seconds East 145.00 feet (4) North 21 degrees 31 minutes 00 seconds East 180.00 feet (5) North 05 degrees 31 minutes 00 seconds West 14.35 feet (6) North 72 degrees 54 minutes 00 seconds West 77.44 feet and (7) South 37 degrees 13 minutes 00 seconds West 239 feet, more or less, to the place of beginning.

Containing 0.63 acres of land, more or less.

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





	EVANS, HAGAN & HOLDEFER, INC. SURVEYORS AND CIVIL ENGINEERS 8013 BELAIR ROAD / BALTIMORE, MD. 21234 (301) 668-1501 <i>L. Hagan</i> DATE <u>2/4/76</u> SCALE <u>1"=20'</u>
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ZONED: PUBLIC

WISE AVE

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RYLESS STATIONS, INC.
JULY 70

ZONED: B.L.C.T.

WOOD STREET

WOOD STREET

WOOD STREET

BALTO GAS & ELECTRIC CO
"GRAY MANOR" SUBSTATION

OSCAR WORTMAN
12/18/55

ROLAND W. CLAPPOR
3/27/62

WILLIAM W. WORTMAN
4/23/77

PHILIP A. ALKORUS
2/23/66

7720 WISE AVE
Petition No. #1

NOTES:

- Area of Parcel: 0.63 A.
- Zoning: B.L.C.T.
- Proposed Use: Service Station & Service Garage (Nonconforming)
- Prop. Zoning: B.L.C.T. With Special Exception
- For Service Garage
- Prop. Use: Service Garage, Offices & Retail Sales.
- Parking Required:
- Service Garage: 3168/300 = 11 Spaces (Provided: 12 - Bays 1-12)
- Retail Area: 1600/200 = 8 Spaces (Provided: 8 - Bays 1-4)
- Offices: 4,768/500 = 10 Spaces (Provided: 11 - Bays 9-19)
- NOTE: Existing Buildings on this Site to be razed
- *Services provided: Tuna Cakes, Oil Changes, Brakes & Mufflers, Paint and Alignment, Car Washes, Waste Oil Control & Storage will be provided.
- NOTE: NO DISABLED VEHICLES WILL BE STORED ON PROPERTY.

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
#7720 WISE AVE

12TH DISTRICT - BALTIMORE COUNTY, MD.
FOR: ROLAND C. & LILLIAN R. BEST.
% AARON MARGOLIS - AID MD. TR. BLDG, BALTO MD.

REVISED: 11-29-76 To Add Shop - Notes Added

EVANS, HAGAN & HOLDEN, INC.
SURVEYORS AND ENGINEERS
1000 E. BALTIMORE AVE. BALTIMORE, MD. 21201
TEL. 333-1111