

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WISSE AVENUE VOLUNTEER FIRE CO., INC.

I, or we, FIRE COMPANY, INC., 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,

herby petition for a Variance from Section 402.2b(1) of the zoning regulations to permit 37 parking spaces in lieu of required 59.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

This parking area will only be used on occasions and it would be impractical and impossible to provide the spaces required.

The permission to use the number of spaces requested would be most beneficial to the interest of the Volunteer Fire Department.

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.

WISSE AVENUE VOLUNTEER FIRE CO., INC.

Contract purchaser

Legal Owner

Address: 216 WISSE AVENUE

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of September, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 7th day of November, 1977, at 1:00 o'clock P.M.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WISSE AVENUE VOLUNTEER FIRE CO., INC.

I, or we, FIRE COMPANY, INC., 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 as _____ zone to as _____ zone; for the following reason:

See attached description

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... A Volunteer Fire Department.

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.

WISSE AVENUE VOLUNTEER FIRE CO., INC.

Contract purchaser

Legal Owner

Address: 216 WISSE AVENUE

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of September, 1977, 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 7th day of November, 1977, at 1:00 o'clock P.M.

RE: PETITION FOR SPECIAL EXCEPTION

PETITION FOR VARIANCE

NE/S of Wisse Avenue, 224, 93' SE of

Evergreen Drive, 12th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

WISSE AVENUE VOLUNTEER FIRE CO., INC., Petitioners

Case No. 78-105-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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. Kuntz, Jr.

Charles E. Kuntz, Jr.

Deputy People's Counsel

John W. Hession, III

John W. Hession, III

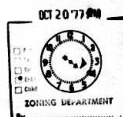
People's Counsel

County Office Building

Towson, Maryland 21204

494-2188

I HEREBY CERTIFY that on this 20th day of October, 1977, a copy of the foregoing Order was mailed to Irvin S. Friedman, Esquire, 215 Dunkirk Building, Baltimore, Maryland 21222, Attorney for Petitioners.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-2361

S. ERIC DINEMIA
ZONING COMMISSIONER

November 16, 1977

Irvin S. Friedman, Esquire
215 Dunkirk Building
Dundalk, Maryland 21222

RE: Petition for Special Exception and Variance
NE/S of Wisse Avenue, 224, 93' SE of Evergreen Drive - 12th Election District
Wisse Avenue Volunteer Fire Co., Inc. - Petitioner
NO. 78-105-XA (Item No. 49)

Dear Mr. Friedman:

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

Very truly yours,

George J. Grawtink
Deputy Zoning Commissioner

GJM/mc

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinemia, Zoning Commissioner Date: October 27, 1977

FROM: Leslie H. Grawtink, Director of Planning

SUBJECT: Petition 78-105-XA. Petition for Special Exception for a Volunteer Fire Department
Petition for Variance for Off-Street Parking
Northeast side of Wisse Avenue 224, 93' East Southeast of Evergreen Drive.
Petitioner - Wisse Avenue Volunteer Fire Co., Inc.

11th District

REMARKS: Monday, November 7, 1977 (1:00 P.M.)

There are no comprehensive planning factors requiring comment on this petition. However it is suggested that if this petition is granted, it is suggested that a landscaping plan adequately screening the adjacent residence from the parking area be made a part of the order.

Leslie H. Grawtink
Director of Planning

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

October 17, 1977

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

Dear Mr. Dinemia:

Comments on Item #69, Zoning Advisory Committee Meeting, September 6, 1977, are as follows:

Property Owner: Wisse Avenue Volunteer Fire Co., Inc.
Location: NE/S of Wisse Ave. 193-31' SE Evergreen Dr.
Existing Zoning: B.U. & B.M. 5.5
Proposed Zoning: Special Exception for a volunteer fire company and variance to permit 37 parking spaces in lieu of the required 59 spaces.
Acres: 0.50
District: 12th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THH/az/ruc

SACHARACH ASSOCIATES, Inc. ARCHITECTS & ENGINEERS

9 West Mulberry Street

Baltimore, Maryland 21201

(301) 837-4888

DESCRIPTION FOR ZONING VARIANCE
WISSE AVENUE VOLUNTEER FIRE COMPANY, INC.
ELECTION DISTRICT NO. 12
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the northeast side of Wisse Avenue, 193.55 feet southeasterly from Evergreen Drive, thence leaving Wisse Avenue and running the three (3) following courses and distances:
(1) North 20° 59' 40" East 120 feet;
(2) North 70° 59' East 21.50 feet;
(3) North 35° 36' East 136.07 feet to the southwest side of Orchard Drive, thence with said northeast side;
(4) South 56° 16' East 100 feet, thence leaving Orchard Drive and running the two (2) following courses and distances:
(5) South 35° 13' East 110.58 feet;
(6) South 15° 01' East 120 feet, to the northeast side of Wisse Avenue, and running thence with said northeast side;
(7) North 70° 59' East 82.86 feet to the place of beginning.

Containing 0.50 acre, more or less.



Herbert Malmed
Registered Land Surveyor
Maryland No. 7558
June 18, 1977

The above description is for zoning purposes only and is not intended to convey property.

SACHARACH ASSOCIATES, Inc. ARCHITECTS & ENGINEERS

9 West Mulberry Street

Baltimore, Maryland 21201

(301) 837-4888

DESCRIPTION FOR SPECIAL EXCEPTION
WISSE AVENUE VOLUNTEER FIRE COMPANY, INC.
ELECTION DISTRICT NO. 12
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the northeast side of Wisse Avenue, 224.93 feet southeasterly from Evergreen Drive, thence leaving Wisse Avenue and running the three (3) following courses and distances:
(1) North 10° 43' East 120 feet;
(2) North 70° 59' East 28.50 feet;
(3) South 20° 59' East 100 feet to the northeast side of Wisse Avenue and running thence with said northeast side;
(4) South 70° 59' East 31 feet to the place of beginning.

Containing 0.08 acre, more or less.

Herbert Malmed
Registered Land Surveyor
Maryland No. 7558
October 21, 1976



Permit to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community,

to permit 37 off-street parking spaces instead of the required 59 spaces.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of November, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to screening, 4 foot minimum, to be installed between subject property and adjacent D.R. (residential) property, and approval of a site plan by the Department of Public Works, Department of Traffic Engineering, and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of November, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Permit to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of Section 561.1 of the Baltimore County Zoning Regulations having been met

A Special Exception for a volunteer fire department should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of November, 1977, that a Special Exception for a Volunteer Fire Department should be and the same is GRANTED, from and after the date of this Order, subject to screening, 4 foot minimum, to be installed between subject property and adjacent D.R. (residential) property, and approval of a site plan by the Department of Public Works, Department of Traffic Engineering, and the Office of Planning and Zoning.

Permit 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 14th day of November, 1977, 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 a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Irvin S. Friedman, Esquire
215 Dunkirk Building
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 28th day of September, 1977.

S. ERIC DI NENNO
Zoning Commissioner

Petitioner: Wise Avenue Volunteer Fire Co., Inc.
Petitioner's Attorney: John L. Wimbley
0815 Meadow Heights Rd.
Randallstown, Md. 21133

Nicholas B. Conomadi
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE & MISCELLANEOUS CASH RECEIPT

11- 57300

DATE: Sep. 30, 1977

RECEIVED: Wise Avenue Vol Fire Co., Inc. 215 W. Ave.

RECEIVED: 10-1-77
acknowledging and posting of property
978-385-55

804 928 10 7850mc

VALIDATION OF SIGNATURE OF CLERK

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 486-5211

September 26, 1977

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

Dear Mr. DiNanno:

Comments on Item #49, Zoning Advisory Committee Meeting, September 6, 1977, are as follows:

Property Owner: Wise Avenue Volunteer Fire Co., Inc.
Location: NE/5 Wise Avenue 193.33' SE Evergreen Drive
Existing Zoning: B.L. and D.R. 5.5
Proposed Zoning: Special Exception for a volunteer fire company and variance to permit 37 parking spaces in lieu of the required 59 spaces
Acre: 0.50
District 12h

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-planning factors requiring comment.

Very truly yours,

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

October 31, 1977

Mr. Irvin S. Friedman, Esquire
215 Dunkirk Building
Baltimore, Maryland 21202

RE: Special Exception &
Variance Petition
Item Number 49
Petitioner - Wise Avenue
Volunteer Fire Co., Inc.

Dear Mr. Friedman:

The Zoning Plans Advisory Committee has reviewed the plan 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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, which is located on the northeast side of Wise Avenue, 193.33' southeast of Evergreen Drive is currently zoned B.L. and D.R. 5.5. Adjacent B.L. zoned properties to the east and west are improved with a real estate office and a single family dwelling, respectively. D.R. 5.5 zoned properties to the north are improved with single family dwellings also.

This existing Volunteer Fire Company was granted a Special Hearing to allow parking in a residential zone (Case #71-237-ASPH), on March 26, 1971.

Irvin S. Friedman, Esquire
Page 2
Item Number 49
October 31, 1977

This Special Exception and Variance hearing is required in order to permit an expansion of the Fire Company into an existing one-story attached building which previously was a dry-cleaning store. On site inspection revealed that this additional area is currently being utilized as a meeting room for the Fire Company. A Variance to permit 37 parking spaces in lieu of the required 59 spaces is requested in conjunction with the Special Exception.

Particular attention should be afforded to the comments made by the Bureau of Engineering and the Department of Traffic Engineering. A field inspection revealed that paving on the parking area consists of crushed slag which is in poor condition. A paving note on the plan indicates proposed macadam or asphalt which will meet the requirements of this office. Additionally, the dimensions of the existing 14.6' x 34.4' concrete block structure as shown on the plan are incorrect. The plan should be revised to indicate the concrete slab and the correct dimensions of the structure.

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,

NICHOLAS B. CONOMADI
Chairman
Zoning Plans Advisory Committee

S. ERIC DI NENNO
MRS. DIANA IYER
Planning & Zoning Associate III

NBC:DI:rf
cc: Herbert Maimud
8815 Meadow Heights Road
Randallstown, Maryland 21133

SEPTEMBER 22, 1977

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

Re: Item No. 49 - ZAC - September 6, 1977
Property Owner: Wise Avenue Volunteer Fire Co., Inc.
Location: 85/8 Wise Ave. 193.33' SE Evergreen Dr.
Existing Zoning: S.L. & D.R. 5-5
Proposed Zoning: Special Exception for a volunteer fire company and variance to permit 37 parking spaces in lieu of the required 59 spaces.

Dear Mr. DiMenna:

The requested special exception for a volunteer fire company can be expected to cause some parking congestion in the area by not providing sufficient parking.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NCF/KAM

Paul H. Reinecke
CHIEF

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Wise Avenue Volunteer Fire Co., Inc.
Location: 85/8 Wise Ave. 193.33' SE Evergreen Dr.

Item No. 49
Zoning Agenda September 6, 1977

Enclosure:

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ foot 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 _____
- REVIEW the maximum allowed by the Fire Department.**
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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.
- (X) 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *[Signature]* *[Signature]*
Landscape Group Planning Division
Special Inspection Division Fire Prevention Bureau

JOHN D. SEVRETT
DIRECTOR

September 26, 1977

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

Dear Mr. DiMenna:

Comments on Item # 19 Zoning Advisory Committee Meeting, September 6, 1977 are as follows:

Property Owner: Wise Avenue Volunteer Fire Co., Inc.
Location: 85/8 Wise Ave. 193.33' SE Evergreen Drive
Existing Zoning: S.L. & D.R. 5-5
Proposed Zoning: Special Exception for a volunteer fire company and variance to permit 37 parking spaces in lieu of the required 59 spaces.

Acres: 0.50
District: 12th

The items checked below are applicable:

- ☒ 1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ 2. A building permit shall be required before construction can begin.
- ☐ 3. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ 4. 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.
- ☐ 5. Wood frame 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.
- ☐ 6. No comment.
- ☐ 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

[Signature]
Charles E. Burnham
Planning Division Chief
CDB:rtj

CERTIFICATE OF POSTING
BIDDER DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

N 78-105-XA

District: 12th Date of Posting: 10-22-77
Posted for: Henry M. Davis 75-1977 & 1000 G.M.
Petitioner: Wise Ave. Vol. Fire Co., Inc.
Location of property: N.E. 1/4 of Sec. 24 & 25 of T. 16 N. of R. 12 E. of C&D
Remarks: See map
Location of sign: 2 signs Road on East Side of Sec. 24 & 25
Sign: Wise Ave.
Posted by: Mark H. Davis Date of return: 10-27-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29 day of AUG. 1977. Filing Fee \$ Received Check Cash Other

[Signature]
S. Eric DiMenna
Zoning Commissioner

Petitioner: Wise Ave. Vol. Fire Co. Submitted by Mr. J. Burnham
Petitioner's Attorney: J. Burnham Reviewed by NBS

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 20 1977

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 at one time before the 7th day of November 1977, the 1977 publication appearing on the 20th day of October 1977.

[Signature]
S. Frank Smith
Manager

Cost of Advertisement, \$



TOWSON, MD. 21204 October 20, 1977

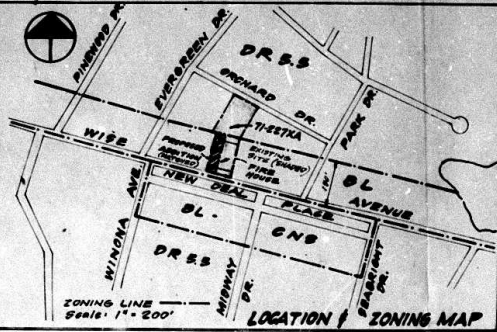
THIS IS TO CERTIFY that the annexed advertisement of Petition for Special Exception & Variance was inserted in the following:

- ☐ Catonsville Times ☐ Towson Times
- ☐ Dundalk Times ☐ Arbutus Times
- ☐ Essex Times ☐ Community Times
- ☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 21 day of October 1977, that is to say, the same was inserted in the issues of October 20, 1977.

STROMBERG PUBLICATIONS, INC.

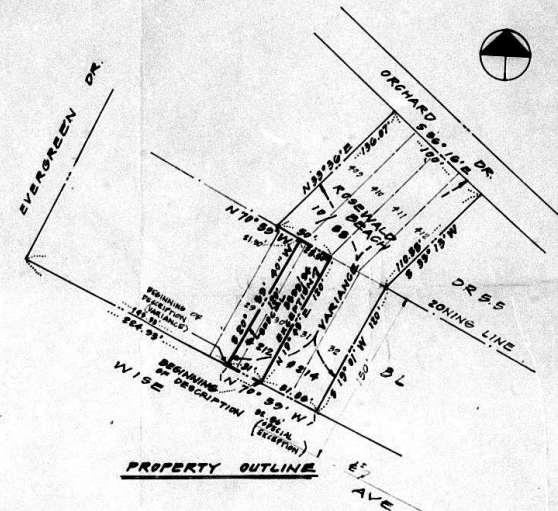
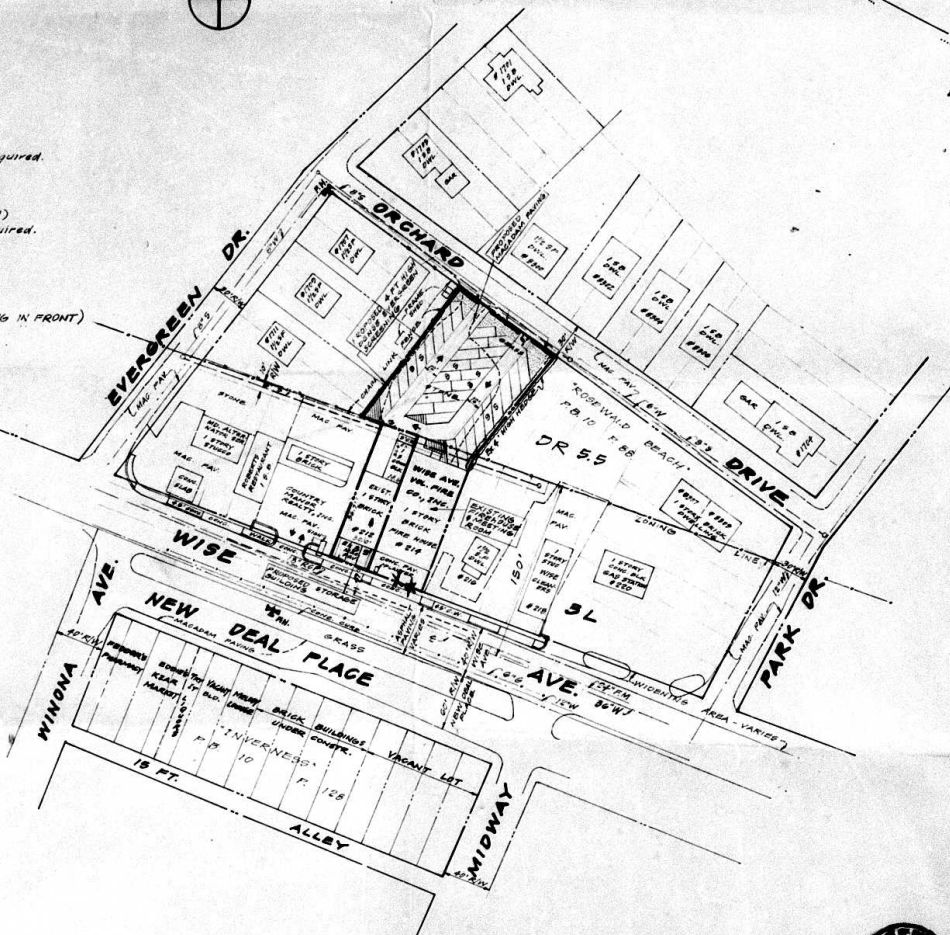
By *[Signature]*
Ann V. Stromberg



GENERAL NOTES

- Area of Existing Site = 18,444 SQ. FT.
Area of Additional Site = 3,570 SQ. FT.
TOTAL AREA = 22,014 SQ. FT.
- Existing Zoning: BL - 44%
DR55 - 56%
- Public Water and Sewer utilized, no additional plumbing facilities required.
- PROPOSED ADDITION:**
 - Existing Building - formerly a cleaning establishment.
 - Proposed Use - Storage.
- SPECIAL EXCEPTION** requested for Volunteer Fire Company. (See Note 1)
VARIANCE requested for 37 parking spaces in lieu of 59 spaces required.
- PARKING REQUIRED:**
 - Area of Meeting Room = 2,437 SQ. FT. + 50 = 49
 - Area of Hose Tower = 300 SQ. FT. + 300 = 2
 - Area of Proposed Storage Bldg = 2,203 SQ. FT. + 300 = 8**TOTAL = 59**
TOTAL PARKING REQUIRED = 59 SPACES
TOTAL PARKING SHOWN = 37 SPACES, (34 REAR, 3 EXISTING IN FRONT)
- Typical Parking space shown: 9' x 20'
- Parking Area shall be paved with macadam or asphalt, mountable curbing to be provided along parking area.
- * MEETINGS SHALL BE LIMITED TO ONE MEETING EVERY TWO WEEKS, NOT TO EXTEND BEYOND MIDNIGHT AND TO BE USED BY FIREMEN.**

1. SPECIAL EXCEPTION PREVIOUSLY GRANTED 71-227 ADPH



TITLE REFERENCE:

214 WISE AVE. (EXISTING SITE),
ROSEWALD BEACH, PLAT BOOK 10,
PLAT 88, LOTS 31, 32, 409 to 412 and 410 BR.
212 WISE AVE. (PROPOSED ADDITION)
LIBER 5999, FOLIO 84; FB 10, P. 8, P. 30 & 22.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE

**WISE AVENUE VOLUNTEER
FIRE COMPANY, INC.**

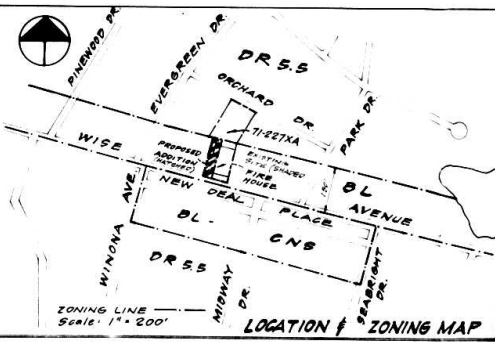
ELECTION DISTRICT No. 12
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 50' October 8, 1970

PREPARED BY

BACHARACH ASSOCIATES, INC.
2 W. MULBERRY STREET
BALTIMORE, MARYLAND 21201
Telephone: (301) 937-4889

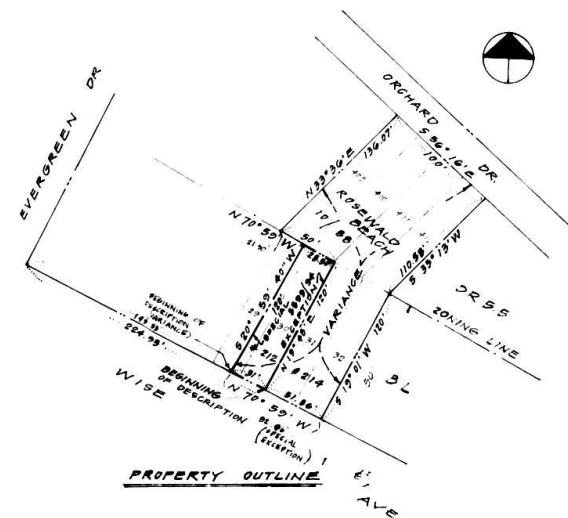
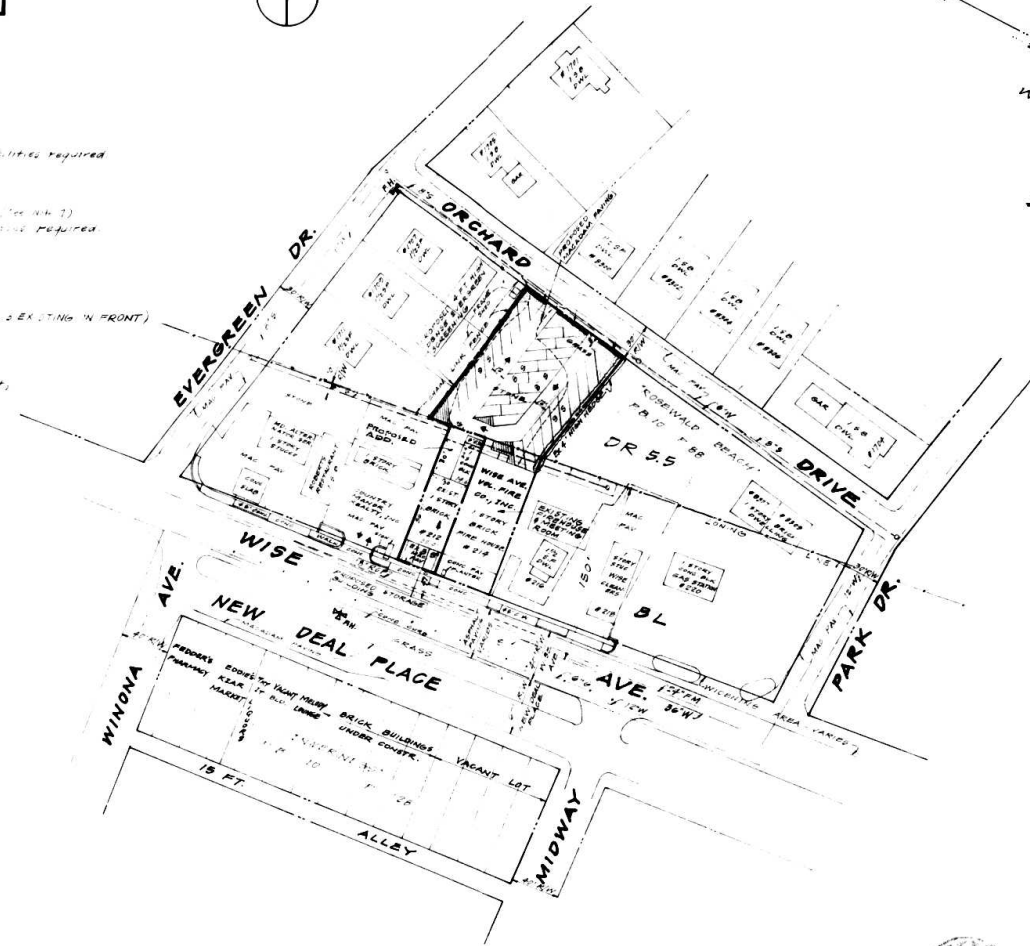
Revision 0-29-77

SEARCHED	INDEXED
SERIALIZED	FILED
OCT 10 1970	
FBI - BALTIMORE	



GENERAL NOTES

1. AREA OF EXISTING SITE = 14,000 SQ. FT.
AREA OF ADDITION = 2,500 SQ. FT.
TOTAL AREA = 16,500 SQ. FT.
2. EXISTING ZONING - BL - 47%
DR 55 - 50%
3. PUBLIC WATER AND SEWER UTILIZED. ALL NECESSARY ZONING FACILITIES REQUIRED.
4. PROPOSED ADDITION
a. EXISTING BUILDING - 2-STORY, 10,000 SQ. FT. (SEE PLAN 7)
b. PROPOSED ADDITION - 2-STORY, 2,500 SQ. FT.
5. SPECIAL EXCEPTION REQUESTED FOR PARKING AND LOADING (SEE PLAN 7)
VARIANCE REQUESTED FOR ST. PARKING AND LOADING (SEE ST. 50 SPACES REQUIRED)
6. PARKING AND LOADING AREAS
a. AREA OF PARKING AREAS = 2,400 SQ. FT. = 50 x 48
b. AREA OF LOADING AREAS = 200 SQ. FT. = 300 x 6
c. AREA OF LOADING AREAS = 1,600 SQ. FT. = 300 x 9
TOTAL = 59
TOTAL PARKING AND LOADING AREAS = 59 SPACES (34 REAR, 25 EXISTING IN FRONT)
7. LOCAL PARKING SPACES SHOWN: 31 x 20'
8. PARKING AREA shall be paved with macadam or asphalt, suitable curbing to be provided along parking area.
* MEETINGS SHALL BE LIMITED TO ONE MEETING EVERY TWO WEEKS NOT TO EXTEND BEYOND MIDNIGHT AND TO BE USED BY FIREMEN.
9. SPECIAL EXCEPTION PREVIOUSLY GRANTED 71-127-100H



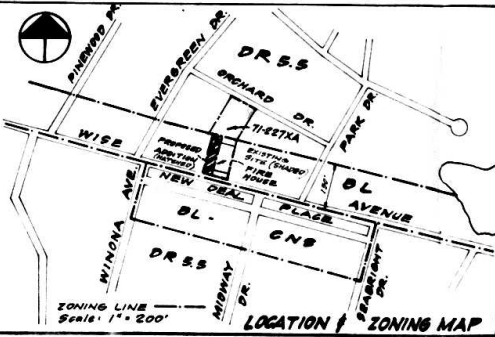
TITLE REFERENCE:
212 WISE AVE. (EXISTING SITE),
ROSEWALD BEACH, PLAT BOOK 10,
PLAT B2, LOTS 31, 32, 409 IN 412 and 416 B2.
212 WISE AVE. (PROPOSED ADDITION),
LIBER 5599, FOLIO 94; P. 10, P. 80, P/O 30 & 29.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE WISE AVENUE VOLUNTEER FIRE COMPANY, INC.

ELECTION DISTRICT No. 12
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 50' October 8, 1976
PREPARED BY
SACHARACH ASSOCIATES, INC.
212 W. MULBERRY STREET
BALTIMORE, MARYLAND 21201
Telephone: (301) 937-4888

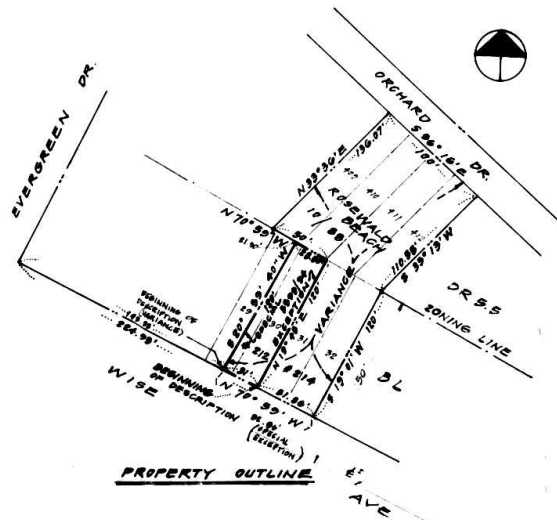
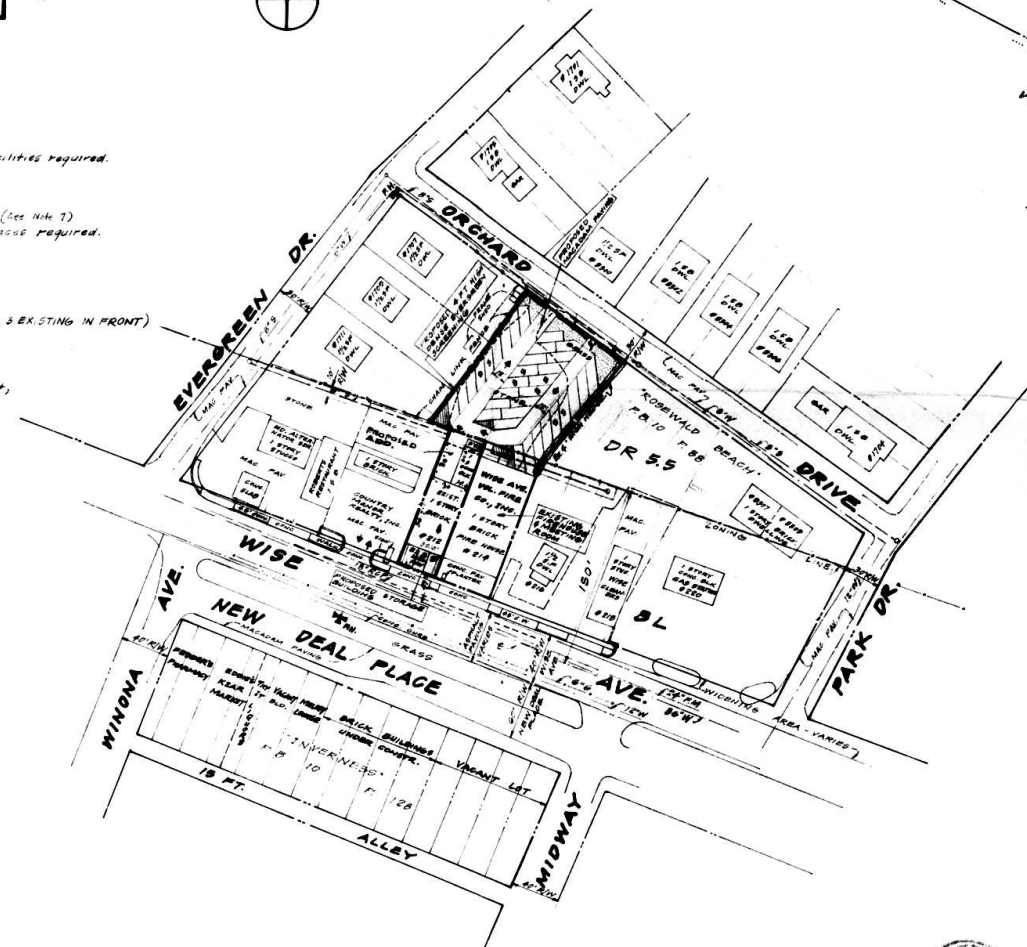
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 10-8-76
78-105-7A





GENERAL NOTES

1. Area of Existing Site = 18,444 SQ. FT.
Area of Additional Site = 5,570 SQ. FT.
TOTAL AREA = 24,014 SQ. FT.
2. Existing Zoning: BL - 44%
DR 5.5 - 56%
3. Public Water and Sewer utilized, no additional plumbing facilities required.
4. PROPOSED ADDITION
A. Existing Building - formerly a cleaning establishment.
B. Proposed Use - Storage
5. SPECIAL EXCEPTION requested for Vol. Fire Co. (see Nk 7)
VARIANCE requested for 37 parking spaces in lieu of 59 spaces required.
6. PARKING REQUIRED:
A. Area of Meeting Room = 2,400 SQ. FT. = 40 x 40
B. Area of Hose Tower = 300 SQ. FT. = 300 x 2
C. Area of Proposed Storage Bldg = 2,601 SQ. FT. = 300 x 9
TOTAL = 59
TOTAL PARKING REQUIRED = 59 SPACES
TOTAL PARKING SHOWN = 37 SPACES, (14 REAR, 3 EXISTING IN FRONT)
7. Typical Parking space shown: 8' x 20'
8. Parking Area shall be paved with macadam or asphalt, mountable curbing to be provided along parking area.
9. MEETINGS SHALL BE LIMITED TO ONE MEETING EVERY TWO WEEKS, NOT TO EXTEND BEYOND MIDNIGHT AND TO BE USED BY FIREMEN.
10. SPECIAL EXCEPTION PREVIOUSLY GRANTED 71-227-16PH



TITLE REFERENCE:
214 WISE AVE. (EXISTING SITE),
ROSEWALD BEACH, PLAT BOOK 10,
PLAT 88, LOTS 31, 32, 408 to 412 and 416 DR.
212 WISE AVE. (PROPOSED ADDITION),
LIBER 5599, FOLIO 94; PB 10, P 88, P/O 30 & 32.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & VARIANCE

WISE AVENUE VOLUNTEER
FIRE COMPANY, INC.

ELECTION DISTRICT No. 12
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 50' October 8, 1976

PREPARED BY

BACHARACH ASSOCIATES, INC.
3 W. MULBERRY STREET
BALTIMORE, MARYLAND 21201
Telephone: (301) 837-4888

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Revision: 10-79-17
9-15-78