RE: PETITION FOR SPECIAL EXCEPTION: for a Cor Work, and VARIANCE from Section 239. 2 of the Zoning Regulations 5/S Jappa Rood 215.77\* East of Lackewanna Avenue, 9th District Jappa Development, Inc.

Rd. 215.77' E

OPINION

Petitioner seeks a special exception for a car wish in a B-R zone; also requests a variance for a 25 foot rear yard instead of the required 30 feet (Ordinance quests a variance for a 25 foot rear yard instead of the required 30 feet (Ordinance Section 238.2). The subject property is located on the south side of Joppa Road some 215
feet cast of Lackawanna Avenue, Ninth Election District. No protestant appeared at the
hearing.

The proposed use is an automatic self-service car wash facility. Traffic will be channeled in a circular fashion; south from Jospa food along the east boundary of the property, then the vehicles will pass along the year of the lot in a westerly direction, then turn on the west side of the property to enter five wash boys, and finally to the outgoing lane, which is parallel to the incoming one.

Testimony suggests that the proposed use is an appropriate one, and there appears to be no reason to deny the special naception. It also appears that the location of the wash bays will have no adverse effect on the adjoining residential property.

Petitioner proposes four (4) feet high \*creening along the reor boundary and at the turn. In other words, the neighbors will be shielded from headlights of vehicles using the proposed facility.

Therefore, the Board will grant the special exception on the condition that screening will be maintained as shown on Petitioner's Exhibit #3, and the variance will also be granted.

Description to Accompany Petition for Special Exception for Car Wash in B-R Zone

March 17, 1965

#65-315-XA

pecial Exception for Car Wash in B-R Zone March 17, 1905

Reginning for the same at a point on the south side of Joppa Road as proposed to be widened to 70 feet, said point of beginning being distant 215.77 feet, measured easterly along said SE/3-5 south side of Joppa Road from the east side of Lackawana Avenue NF-10-C 60.00 feet wide, said point of buginning being on the third or South 22° 05' East 261.44 foot line of the land conveyed by Valley Electronics, Inc., to Joppa Developments, Inc., by deed dated May 6, 1958, and recorded among the Land Records of Baltimore County in Liber G.L.B. 3358, folio 93, at a point distant 16.15 feet from the beginning of said third line, and running thence binding on part of said line as now surveyed South 22° 01° 04" East 246.10 feet to intersect the north side of a 15 foot alley, thence binding on the north side of said alley as now surveyed South 61° 25' 53" West 143.51 feet, thence binding on part of the fifth line of said deed as now surveyed North 22° 35' 33" West 123.00 feet, thence for lines of division the four following courses and distances viz: first North 67° 58' 56" East 99.81 feet, second northeasterly along a curve to the left with a radius of 20.00 feet for a distance of 31.42 feet said curve being subtended by a chord bearing North 22° 58' 56" East 28.28 feet, third North 22° 01° 04° West 90.00 feet, and fourth North 40° 33° 02" West 34.27 feet to intersect the said south side of Joroa Road as proposed to be widened to 70 feet, thence binding on said South side of Joppa Road, northeasterly along a curve to the right with a radius of 1874.86 feet, for a distance of 35.00 feet, said curve being subtended by a chord bearing North 72° 56° 20° East

Joppa Development, Inc. - 65-315-XA

# 65-3:5×

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 27th dor of September, 1966 by the County Board of Approls, OR DERED that the special exception and variance petitioned for, be and the same arc hereby GRANTED, subject to the aforementioned restriction.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Druce le deron

Pone To Henry Jo

John A. Slowik

Description to Accompany Petition for Special Exception for Car Wash in B-R Zone

March 17, 1965 Sheet 2

35.00 feet to the place of beginning.

Containing 0.466 acres of land more or less.

Being part of the land conveyed by Valley Electronics, Inc., to Joppa Developments, Inc., by deed dated May 6, 1958, and recorded among the Land Records of Baltimore County in Liber G.L.S. 3358, fallo 98.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION & Variance

TO THE ZONING COMMISSIONER OF BALTIMORE CO! NTY:

1, or we\_Joppa Development IROP, legal owner... of the property situate in Baltimore PROP

County and which is described in the description and plat attached hereto r at make a part hereof.

Variance-Section 238,2-Rear Yard \* Requests 25' rear yard instead of the required 30'.

See attached Descritpion

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

2ar Wash

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 roning regulations and art strictions of Enilimore Country adopted pursuant to the Zoning Law for Baltimore

Joppa Development INcp

Contract purchase

Janes W Houck, Prefered Contract

Address, 1775 E Joppa Re

David S. Sykes, Badaire
303 First National Bank Bldg
Address Baltimore 2, Morriand

freis - Baltimore 2, Maryland 1E 9-2070 ORDERED By The Zoning Commissioner of Baltimore County, this 30th day

of March 196.5, that the subject matter of this petition be advertised, as required by the Zening Law of Baltimory County, in two newspapers of general circulation throughout listimore County, that propriye be posted, and that the public hearing be had before the Zening Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County of the Count

P.M.

NED 10 < PM

John Commissioner of Battimore Co.

Towern Md

Protestant's Attorney

MN -2 '65 M

XV

June 1, 1965

The Zoning Commissioner of Baltimore County County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Re: Petition for Special Exception for a Car Wash and Variance for rear yard-5/S of Joppa Road 215,77 East of Lackawanna Avenue, 9th District, Joppa Development inc.-Petitioner No. 65-315-XA

Mr. Commissioner:

Please enter an appeal on Order dated May 21, 1965 on the above original Petition No. 55-315-XA.

David S. Sykes
Petitioner's Attorney
303 First National Bank Bldg.
Baltimore, Maryland 21202
539-2070

the shows Reclassification should be had, and it further appearing that by reason of should be granted TT IS ORDERED by the Zoning Commissioner of Baltimore County this. . 196 .... that the herein described property or area should be and the same is hereby reclassified; from a\_\_ ... should be and the same is one and/or a Special Exception for a... cranted, from and after the date of this order Zouing Commissioner of Baltimore County Pursuant to the advertisement, posting of property and public hearing on the above petition and H appearing that by reason of \_\_ follows in meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations the shorp re-classification about NOT BE HAD unifer the Special Exception should NOT BE GNANTED. The Veriance requested to pomit a rear yard of 25 feet instead of the required 30 feet should NOT SE GRAVED. IT IS ORDERED by the Zoning Commissioner of Ballimore County, this 21 May 196.5 that the above re-classification the anti-che same-isothereb DESIRD and that the above described property or area he and the same is hereby continued to mice

Pursuant to the advertisement, posting of property, and public hearing on the rhove petitio

it appearing that by reason of

- MICROFILMED

rene; and/or the Special Exception for

Elwad D Lach

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner trate. April 23, 1965

FROM George E. Govrelis, Director

SUBJECT. Petition 65-315-XA. "Special Exception for a Car Wash and a Variance to permit a near yard of 25 feet instead of the required 30 feet. South side of Joppa Board 215-77 feet East of Lackawanna Avenue. Being the property of Joppa Development, Inc.

9th District

a Car Wash

hereby DENIED.

The Variance to permit a rear yard of 25

HEARING: Monday, May 10, 1965 (2:00 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

While we have no objection in principle to the location of a car wash on this property a number of questions should be clarified before we can give our unqualified approval.

The petitioner's plat states that the proposed use would be on "automatic cur wath." We assume, but have not been assured, this means that labor will not be upplied by the cur wish operator, and that, therefore, the minimum 40 on-site storage spaces specified by the Zoning Regulations will not be required.

We hove ~ knowledge of the method by which interior vacuuming will be dune — more importantly, where it will be dune — not do we know where or how the drying operation will be corried out. Will either of these operations affect on-site outmobile storage? In type of lighting to be employed and the hours of operation should be specified. These would have a distinct effect upon residential uses south of the subject property. It would be oppropriate to require screening of somewhat greater effectiveness than is indicated by the petitioner's plat.

Because any cor wish can create tremendous traffic bottlenecks on public roads, —
cor-weshing capacity and traffic circulation should be examined with special care.
Will there be an attendant to assure a reasonably constant and rapid movement of
vehicles through the washing facilities?

The site plan as clarified, should be approved by the agencies specified in Subsection 419.3 wire to the hearing.

LAW OFFICES
HAMBURGFA, SYKES
AND OTTENHELMES
FIRST BAFT SARE SALE
BALTINGSE, NO. 1950

Mr. George A. Reirer Land Development

FROM Edward R. Hardesty

Deputy Zoning Commissioner S IRIRCT File No. 65-315-4

On Monday, May 10, 1965 at 2 p.m., I conducted a soning hearing concerning the petition of the Joppa Development Inc. to develop a percel of land on the acute side of Joppa Read, 225 feet east of Lackasanna Avenue in the Minth Election District.

The notitioner desires to construct an automatic car and with five bays. There were various protestants in the audience.

we shift five bays. There were various processants in the sustained to see an april 7, 1965, addised there were the variety and in dopps and a 12% and a 12%

Ed Harles & EDMARD D. HARDSTY Deputy Zoning Commissioner

100 23 185 W ECEIVED

utlzne - Joppa Kel - 12"-20" adequate

MAY 1 2 1965 Town 3rd Zone - Her served from GREAU OF LAND DEVELOPMENT

DIVISION OF TRAFFIC ENGINEER imare Caustu. Assuland Towen 4. Naryland

#65-315"KA

Date \_\_ April 5, 1965

Eugene J. Clifford

SUBJECT: Item 3 - ZAC - March 30, 1965 - Joppa Road Special Exception for Car Wash

Review of the subject plat dated March 17, 1965 results in the following comment.

The plan as shown appears to be adequate provided proper curbed channelization is constructed from the entrance to the rear of the property.

EJC:CRM:nr

BATTMORE COUNTY, MARYLAND 30653 OFFICE OF FINANCE 6-3 40 6517 . 30653 HP--3 45 4577 - 30653 TIP-15.D0 IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAK TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR RESERVANCE. ORE COUNTY, MATE AND OFFICE OF FINANCE 5-000 3757 . 30519 HP-IS PAYABLE TO BALTIMORE COUNTY, MARYLAND

ELS STOR	BALSORE COUNTY, MARSOND NO OFFICE OF FINANCE DE COUNTY HOUSE D	
To:		Porter A
QUARTITY	DETACH HPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
	paraticing and presting of property for degra fundament players.	77.00
	PAID - Econore Counts and - Office of P	-
	2-245 4750 • 30568 TEN-	77.00
	4	

PLEASE	RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE,	
	April 16, 1985	1
Hr.	the bulleting to the bulleting to the bulleting and the bulleting to the b	
101	County Office Building 111 W. Chesspooks Avenue Towson 4, Maryland	
	Your patition has been received and accepted for filling this	
	Owner Name Annual Companies Companie	

Ex

April 7, 1965

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING COUNTY OFFICE BUILDING

TOWSON L. MARYLAND

Special Exception for Car Wash for Joppa SUBJECT: Development Inc. loca: 5/S Joppa Road E of Lackawanna Avenue, 9th District

The Zoning Advisory Committee has reviewed the subject petition

The following comment is not intended to indicate the appropriateness of the Zoning action requested, but to assure that all parties are made sware of plans or problems that may have a bearing on this case. The livestor and/or the Deputy Director of the Office of Parties and Zoning will substit recommendations on the appropriateness of the requested Zoning 10 days before the Zoning Commissioner's Hearing.

TRAFFIC EMCINEERING: Curbing will be required in accordance with County Standards along the frontage of Joppa Road. Channelization of the entrance lane will also be required.

BUREAU OF MINIMERCULE;
Utilities: Maker - Existing 2" sewer in Joppa Road.

Willities: Maker - Existing 3" sewer in Joppa Road.

Adequacy of water and sewer to be determined by the developer or his emgineer.

Road - Joppa Road is to be a 88 curb and gutter street on a 701 RMs.

This property dreins to ine alley along the south the property line.

Storm Drain - there is an existing drain in the alley which may require extension.

The following members had no comment to offer:

Board of Education Fire Department Health Department Industrial Commission Buildings Department Office of Planning and Zoning

cc: Richard Moore-Traffic Engineering Carlyle Brown-Bureau of Engineering

Yours very truly.

JAPES E. DYER Chief of Permit and Petition Processing

. ECONNO: Profiles for Special Economics For a Cr. Fresh. Economics for a Cr. Fresh. Position for a Cr. Fresh. Position for a Cr. Fresh. Economics for Ed. Fresh. Econo CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was day of \_\_\_\_\_ New \_\_\_\_\_, 1955\_\_, the first publication appearing on the \_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_april THE JEFFERSONIAN, G. Frank St. 1 Cost of Advertisement. S.

ZONING: Petition for Specia Exception for a Car Wash. Petition for Variance for rea

-£65-315-XA CERTIFICATE OF POSTULE ENT OF BALTIMORE COL

Date of Posting 4/-22-65 Person for Learning Man Musy 10-65 AT 2:00RM Lecation of Departs. It is graper and solver 17. I from a large lecation of Bayer of Departs and solver 18. I from a large lecation of Bayer of Departs of Bayer of Bayer of Bayer of Bayer of the large lecation of Bayer of the large lecation of Bayer of the large lecation of the large l rend by Robert Law Bull, Date of room 4. 22 65

65-315 XA Petition for variants aide of LOCATION: South aide of Locha Road 215. Tr feet East of Lactas wants Avenue. DATE & TIME: MONDAY. MAY 10, 1985 at 2:00 P.M. PUBLE HEARING: Roos 301, Gussty Office Building, 111 W. Chesapeake Avenue. Tomaon, Maryland.

CERTIFICATE OF PUBLICATION BALTIMORE COUNTY, MD. April 22 , 19 65

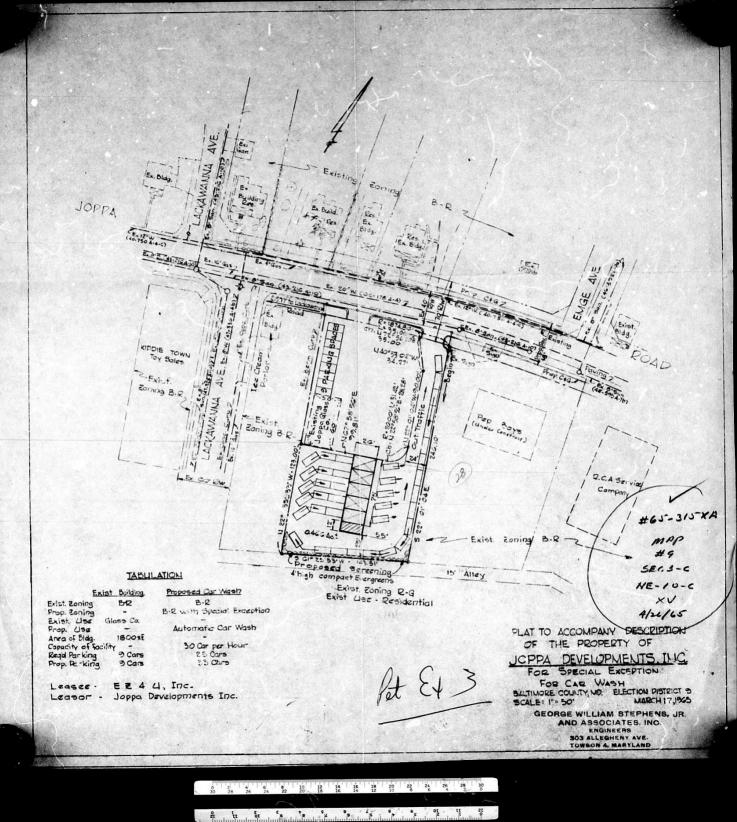
THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of ene successive weeks before the 10th day of May

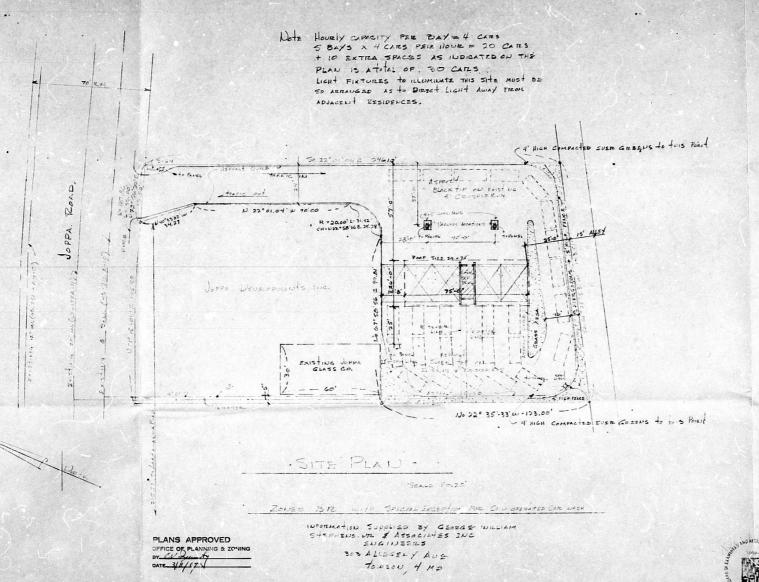
appearing on the 22nd . day of April 19 65

Townson, Maryland.
Townson, Maryland.
The Zorthy Townsistance of Haltimore County, by anabority of the Zoning Act and Regulations of Baltimore County, will hold a public presistance of the Zoning Regulation of Haltimore County to premit a caning Regulation of Haltimore County to premit a county for the Townson of the To THE TIMES

Purchase Order Ab783 Requisition No. F418

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STATE OF MATCHES

COIN-OF CAR-WASH FOR E.Z.H.U. INC. 1135 E. JOPPA PORO BALTO COUNTY, MO.

DATE NOV. 29. 1966

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