

RE: PETITION FOR SPECIAL EXCEPTION: for a Car Wash, and VARIANCE from Section 238.2 of the Zoning Regulations 5/5 Joppa Road 215.77' East of Lackawanna Avenue, 9th District Joppa Development, Inc. Petitioner

BEFORE #65-315-XA
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 65-315-XA
NE-10-C
X12

OPINION

Petitioner seeks a special exception for a car wash in a B-R zone; also requests 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 east 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 Joppa Road along the east boundary of the property, then the vehicles will pass along the rear of the lot in a westerly direction, then turn on the west side of the property to enter five wash bays, 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 exception. 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 screening along the rear 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.

Joppa Development, Inc. -- #65-315-XA

ORDER

For the reasons set forth in the foregoing Opinion, It is this 27th day of September, 1966 by the County Board of Appeals, ORDERED that the special exception and variance petitioned for, be and the same are 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

R. Bruce Alderman, Acting Chairman

Paul T. McHenry, Jr.

John A. Slowik

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joppa Development, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:
Variance- Section 238.2- Rear Yard * Requests 25' rear yard instead of the required 30'.
NE-10-C
XV
4/26/65

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... Car Wash

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Joppa Development, Inc.
Contract purchaser
James W. Houck, President
Address: 1735 E. Joppa Rd.
Towson Md.

Protestant's Attorney
David S. Sykes, Esquire
303 First National Bank Bldg.
Baltimore 2, Maryland
18-9-2070

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of March, 1965, 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 10th day of May, 1965, at 2:00 o'clock P.M.



(over)

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--5/5 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. 65-315-XA.

David S. Sykes
Petitioner's Attorney
303 First National Bank Bldg.
Baltimore, Maryland 21202
559-2070

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.B. 3358, folio 98.

Description to Accompany Petition for Special Exception for Car Wash in B-R Zone
March 17, 1965

Beginning 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 south side of Joppa Road from the east side of Lackawanna Avenue 60.00 feet wide, said point of beginning 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 Joppa 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 23, 1965
FROM: George E. Goyvelis, Director
SUBJECT: Petition # 65-315-XA. "Special Exception for a Car Wash and a Variance to permit a rear yard of 25 feet instead of the required 30 feet. South side of Joppa Road 215.77 feet East of Lackawanna Avenue. Being the property of Joppa Development, Inc.
9th District
HEARING: Monday, May 10, 1965 (2:05 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.

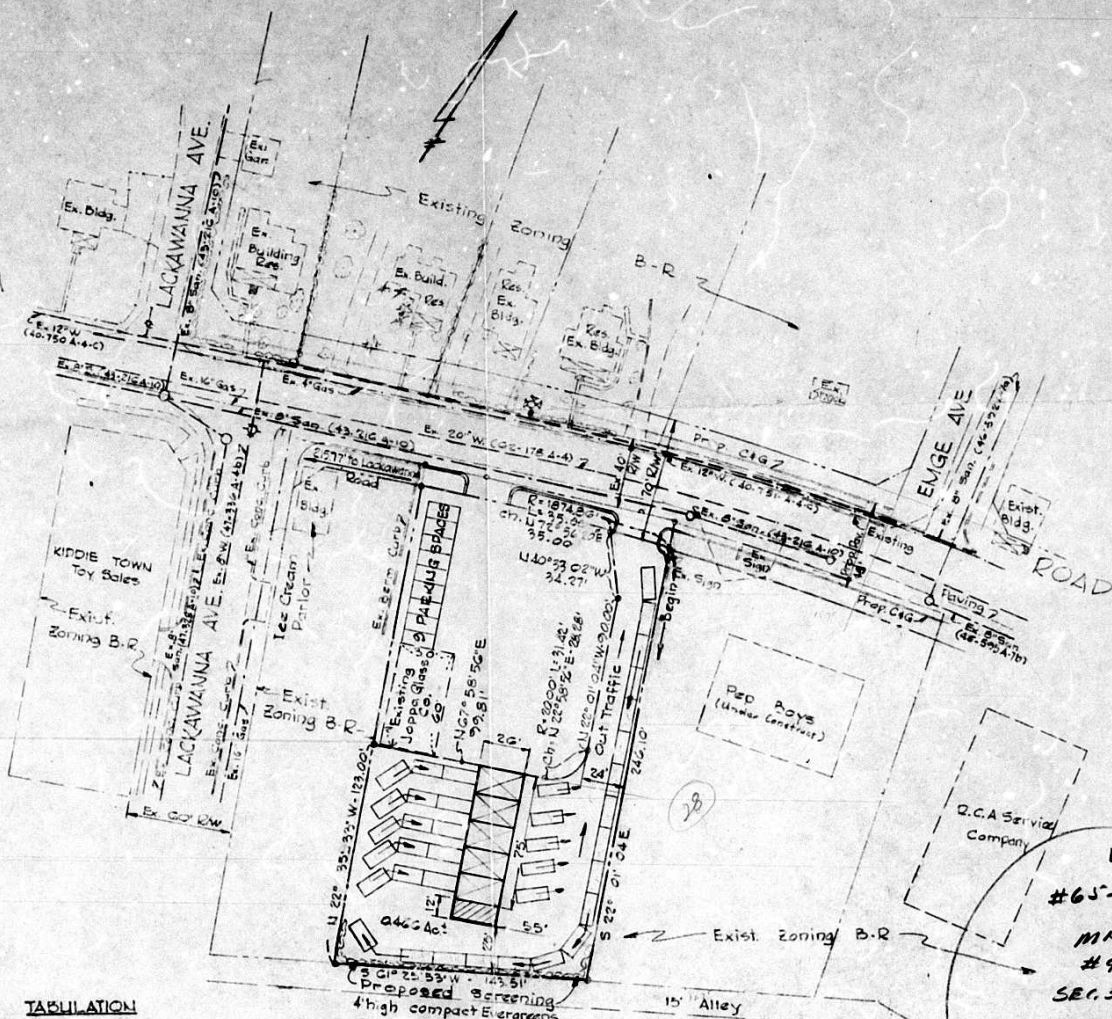
The petitioner's plat states that the proposed use would be an "automatic car wash." We assume, but have not been assured, this means that labor will not be supplied by the car wash operator, and that, therefore, the minimum 40 on-site storage spaces specified by the Zoning Regulations will not be required.

We have knowledge of the method by which interior vacuuming will be done -- nor importantly, where it will be done -- nor do we know where or how the drying operation will be carried out. Will either of these operations affect on-site automobile storage? The type of lighting to be employed and the hours of operation should be specified. These would have a distinct effect upon residential use south of the subject property. It would be appropriate to require screening of somewhat greater effectiveness than is indicated by the petitioner's plat.

Because any car wash can create tremendous traffic bottlenecks on public roads, car-washing 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 prior to the hearing.

JOPPA



TABULATION

Exist. Building	Proposed Car Wash
Exist. Zoning B-R	B-R
Prop. Zoning -	B-R with Special Exception
Exist. Use Glass Co.	Automatic Car Wash
Prop. Use -	-
Area of Bldg. 1800sf	30 Car per Hour
Capacity of facility -	25 Cars
Reg'd Parking 9 Cars	25 Cars
Prop. Re-king 9 Cars	25 Cars

Leasee - E E 4 U, Inc.

Lessor - Joppa Developments Inc.

Pet E4 3

#65-315-XA

MAP
#9

SEC. 3-C

NE-10-C

XV

4/26/65

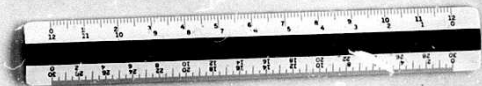
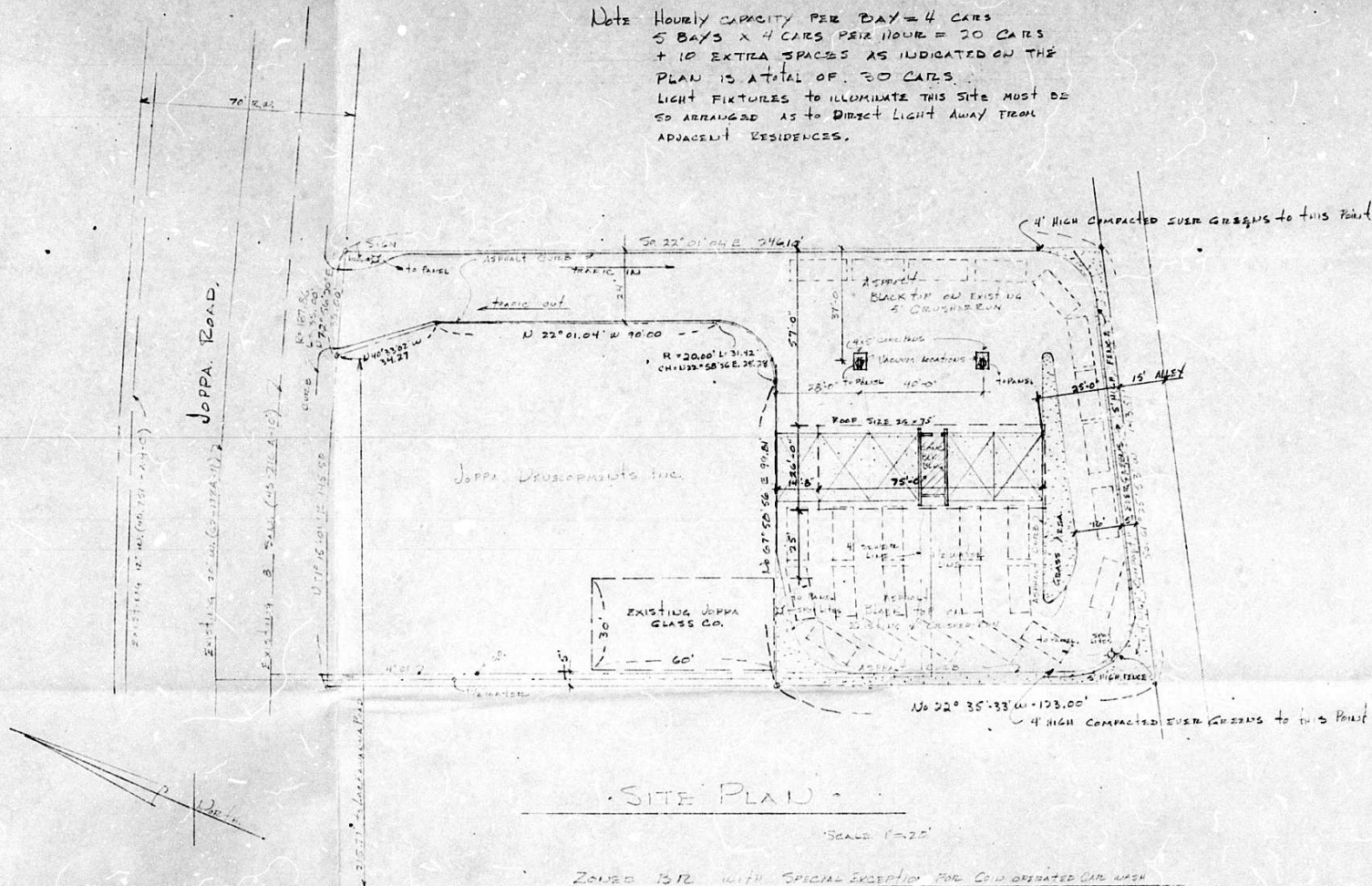
PLAT TO ACCOMPANY DESCRIPTION
OF THE PROPERTY OF
JOPPA DEVELOPMENTS, INC.
FOR SPECIAL EXCEPTION

FOR CAR WASH
BALTIMORE COUNTY, MD. ELECTION DISTRICT 9
SCALE: 1" = 50' MARCH 17, 1965

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



Note HOURLY CAPACITY PER BAY = 4 CARS
 5 BAYS X 4 CARS PER HOUR = 20 CARS
 + 10 EXTRA SPACES AS INDICATED ON THE
 PLAN IS A TOTAL OF 30 CARS.
 LIGHT FIXTURES TO ILLUMINATE THIS SITE MUST BE
 SO ARRANGED AS TO DIRECT LIGHT AWAY FROM
 ADJACENT RESIDENCES.



PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 3/8/67

INFORMATION SUPPLIED BY GEORGE WILLIAM
 STEPHENS, JR. & ASSOCIATES INC.
 ENGINEERS
 303 ALLEGANY AVE
 TOWSON, MD



COIN-OP CAR-WASH
 For E.Z.4.U. Inc.
 1735 E. JOPPA ROAD BALTO COUNTY, MD.

DATE Nov. 29, 1966

Sheet 1 of 3

REVISED FEB. 1st 1967.