6 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

l, or we, Menlo Enterprises. Inc. legal owner. of the property situate in Baltimore 040 L. or we_Menlo_Enterprises_.Inc._legal owner... of the property situate in balancer of County and which is described in the description and plat attached hereto and made a part herest. Mayo hereby petition (1) that the roning status of the herein describ-d property be re-classified, pursuant to the Zoring Law of Baltimore County, item an Business Local zone to an *No. change requested ... zone; for the following reasons:

. Petition for Special Exception to a Business Local only.

See attached description

and (2) for a Sp. cial Exception, under the said Zoning Law and Zoning Pegul-tions of Baltimore County, to use the herein described property, for

Property is to be posted and advertised as prescribed by Zoning Regulations.

Property is to be posted and advertised as prescribed by adming negulations.

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 zoning proming, etc., upon ming on this pention, and interest spree to and are to be bound by the soming regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore MENLY ENTERMUSES, INC

Natio ENTER PRISES BY FHAlaudy + PARIMAR) Address . 0.100 Falls Road 21200

Petitioner's Atforney

1 Hollian Act 2/212 Maxice W. Baldrin Mason & Blod 5 - 4

eres bear

ORDERED By The Zoning Commissioner of Baltimore County, this. 30th

....... 196...5 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughrequired by the Zoning Law of Bailtimore County, in two newspapers of general circulation inrougn-out Bailtimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Bailtimore County in Room 106, County Office Building in Towson, Ealtimore

unty, on the 1255. The part day of 1947 of 1946, at 1330 o'clock Re-Short tred June 7, 1965 missioner of Baltimore County.

April 7, 1965

EALTIMORE COUNTY OFFICE OF FLANNING AND ZONING LOSS LD . COUNTY OFFICE BUILDING

TOWSON I. MARYTAND

William C. Jensen, Jr., Esq. Duncan Bui'ding Towson, __ryland 2120h

Special Exception for a Car Wash for Menlo SUBJECT: Enterprises Inc. located NW/S Harford Read NE of Grendon Avenue, 9th District

The Zoning Advisory Committee has reviewed the subject petition

The following comment is not intended to indicate the appropriateness of the Sening action requested, but to nessur, that all parties are made aware of plans or problems that may have a bearing, on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning vill subsit recommendations on the appropriateness of the requested Zoning 10 days before the Zoning Commissioner's Hearing.

TRAFFIC ENGINEERING: Will review and submit comments at a later date.

OFFICE OF PLANNING AND ZONING: It is the epinion of this offica that the entrance location is hasardous in that it is located just south of the Deltway ramp on

BUBLAU OF ENGINEERIES

Rater - Existing 8° to Greenica Loop existing 12° in Harford RoadBullation - Existing 8° to Greenica Loop existing 12° in Harford RoadAdequacy of existing vater and seven to be determined by the
developer or his engancer.

Road - Greenica Loop developed in accordance with Raltimore County Standards.
In affect at the time of construction. Harford Rd & Baltimore Re) tway are
State Roads. Storm Drain: Property drains to Baltimore Beltway.

The following members had no comment to offers Board of Education Pire Department Health Department Industrial Commission

Yours very truly,

Chief of Permit and Petition Processing

RE: PETITION FOR SPECIAL EXCEPTION : For Car Wash -MW/S Harford Road 541 M/E Grendon Lang, 9th Dist.,: Menlo Enterprises, Inc., Petitioner :

NWS

Harford Rd. 54" NE

BEFORE

LONING CUMMISSIONER OF.

BALTIMURE COUNTY

The patitioners have requested a special exception for a Car Wash on the northwest side of Harford Road 5¼ feet northeast of Grendon Lane, in the Ninth District of Baltimore County.

...............

The site chosen is a very near one for a Car Wash. A ramp leading off the Baltimore County Beltway merges with Harford Road at the subject property.

California Avenue on east side of Harford Road is a feeder Street from Avondale Road to Nafford Road is a feeder street from Avondale Road to Nafford Road. The intersection of Hari. and Road and California Avonum is very close to the proposed estrainee to the Car Wash. Grendon Lane is a how-way street obstween Harford Road and Robern Avenue, Grendon Lane then proceeds west as a one-way street and meets Logewood Avenue at a very difficult angle. Edgewood Avenue 1s then one-way in an easterly direction to Narford Road. Grendon Lene is cally an 18 foot pack road.

It does not seem proper to place such use in an area that is already cluttered up with the difficult traffic situation.

For the above reasons the special exception should be

It is this 3 day of September, 1965, by the

INTER-OFFICE CORRESPONDENCE DIVISION OF TRAFFIC ENCINE Baltimore County, Maryland Towson 4, Maryland

Date April 26, 1965

Mr. James E. Dyar Eugene J. Clifford

SUBJECT: Item #5 - ZAC - March 30, 1965 - Harford Read & Grendon Lang

Review of the subject plat dated March 18, 1965 results in the following comment.

An entrance on Harford Road so close to the Beltway ramp is considered undesirable. This is because as a vohicle enter, Harford Road from the Beltway, the driver is looking north on Harford Road because of the yield condition, therefore they would not see a stopped vehicle at the entrance.

Grendon Lang is a narrow street which is not adequate for commercial traffic.

65-329-1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Sign District 9th Date of Posting 5 - 20-61 Posted for Heaving Tue pure & & AI
Petitioner Months & Entropues we wine June 8 65 AT/0:30 A.T. Location of property: NWIS Harfand Rd, 54'NE/of Grendon are Location of Signar D on Ugazant Pot and appros 5 1 med Constructor Sign and oppor 10' from Side

Remarks Wolk of Attent Signature Bulk: Date of return: 5-27-6.

PETITION PE A SPECIAL EXCEPTION

9th BISTRICT

alde of Harford flood St feet Horth

property of Henlo Enterprises, Inc., as shown as plat plan filled with

BA TIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

Date_ May 7, 1965 TO IAr. John G. Rose, Zoning Commissioner

FROM George E. Gavrells, Director of Planning

SUBJECT. Petition No. 65-329-X. "Special Exception for a Car Wash - Northwest side of Harlard Road 54 feet Northeast of Grandon Avenue. Being the property of

9th District

HEARING:

Wednesday, May 19, 1965 (1:30 P.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject

1. The plat submitted by the patitioner is extremely misleading in that the southeastern exit ramp from the Bell way onto harford Road is omitted from the vicinity plan, and any mention of the exit right-of-way is amitted from the detailed site plan. The exit right-of-way are subject porcel, and the median string dividing the wexit and Harford Road ends only about 22 feet northeast of the intersection of the canter line of Grandon Lane with the centre line of Harford Road. Thus, as noted in the examents by the County Terrific Engineer, only increase in traffic leaving Grendon Lane one Harford Road would be very likely to create an extreme heazord.

Because of the traffic hazard and circulation problems involved in establishing any car wash at this location, we will not comment on the specific site plan at this time. Rather, we recommend that

... M ... P. E. John C. Child. L. S. Associates George W. Bashley, L. S. Robert W. Cushan, P. E. Leonard M. Glass, P. E. Paller P.E.

P. 15 5 ...

#65-3291

010

MAP

#9

MATZ, CHILDS & ASSOCIATES, INC. Engianere - Sur-eyore - Site Plannere 1920 Crosswell Bridge Rd. - Yowson, Md. 21204 823 - 0900

DESCRIPTION

TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION FOR CAR WASH FACILITY, VICINITY GRENDON FOAD AND HARFORD ROAD.

Existing Zoning B-L

Beginning for the same at a point on the northwest side of Harford ."X 3/17/01 Road, 60 feet wide, at the distance of 54.4 feet, as measured northeasterly along said northwest side of Harford Road, from the point of intersection thereof with the northeast side of Grendon Avenue 38 feet wide, running thence binding on the northwest side of said Harford Road and continuing to bind on the northwest Right of Way line of Ramp "A" of the Baltimore Beltway as shown on the State Roads Commission of Maryland Plat No. 20761, the two following courses and distances, (1) N. 33" 30" E - 46.56 feet and (2) N. 33* 30' 30" E - 30.64 feet, thence N. 47* 52' 00" W - 31.75 feet, thence S. 41* 20' 55" W - 183. 02 feet to the northeast side of said Grendon Avenue thence binding thereon, S. 47° 52' 00" E - 57.00 feet, thence leaving Grendon Avenue, N. 33* 30' 30" E - 54. 40 feet thence S. 47 52' 00" E - 144. 94 feet to the place of beginning.

3/18/65 J. O. 61188

> PETITION FOR A SPECIAL EXCEPTION—STH DISTRICT

Being the property of Menio En-torprises. Inc., as shown on plat plan filed with the Zoning Depart-

Order of JOHN 2. ROSE,
Zonlag Commissioner of
Baltimore County



465-329K

OLP

MAP

#9

CERTIFICATE OF PUBLICATION

peaks Avenue, Terson, Maryland,
The Zoning Cennassicore of all imore County, by authority of the Zening Act and Sequiations of Wal-tening Act and Sequiations of Wal-tening Act and Sequiations of a Feeting of Septial Exception for a Car Wash.
All that pured of land in the Septial County of Septial County of the County of Septial County of the County of Septial County o published in THE JEFFFRSONIAN, a weekly newspaper printed day of appearing on the day of day of

0

65-379-+ 1 CERTIFICATE OF POSTING

DEPARTMENT OF BALTIMORE COUNTY

| | \$18 BM 125 BM 1155 A 115 \$2 A 115 BM 115 A |
|---------------------------------|--|
| 0 14 | |
| istrict 9 ld | Pate of Posting 8-5-65 |
| osted for Harry Wed | Clus. 25-65 97/100 A.D |
| etitioner: mento Ente | driser lose. |
| cation of property: N/W Sielo A | tusto dad 54' NE/of & |
| Translon are | |
| | the to tall a tolt |

and appeal 20' from the sideralk of Harford D.

Posted by To Best Los Bully Date (Cretum 8-12-6

RB/ic

THIS IS TO CERTIFY, that the annexed advertisement was

THE JEFFERSONIAN.

Cost of Advertisement \$

PETITION FOR SPECIAL EXCEPTION 9th DISTRICT

ZONING: Petition for Special Exception for Car Wash. LOCATION: Northwest side of Harford Read 34 feet North-cast of Grendon Avanu-DATE & TIME: WELNESDAY, AUGUST 25, 1965 at 11:00 A.M.

AGGIST 29, 19C5 at 11:00

AM.

PUBLE HEARING: Room

S, County Of Hearing, 11

11 mins, Maryland.

The Soning Commissioner of Ealtimore County, by subset it of the Zoning Act under County, by subset it of the Zoning Act under County, by subset it of the Zoning Act under County, by subset it of the Zoning Act under the County, by subset in the County, by subset in the County, by the County, by the County of the County, by the County of the County o

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., May 19,

THIS IS TO CERTIFY, that the annexed advertisement of "Menico Enterprises, Inc"

was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week successive weeksbefore the 19 65; that is to say, 18th day of May the same was ins rted in the issues of 5-19-65

> Stromberg Publications, Inc. Publisher.

19 65

By Mrs. Palmer Price Price

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 5 , 19 65

,19 65, the first publication

Monager. John M. Martin

THE TIMES,

THIS IS TO CERTIFY, That the annexed advertisement was

published in THE TIMES, a weekly newspaper printed and pub-

lished in Baltimore County, Md., once in each of one

appearing on the 5th day of August

successive weeks before the 25th

Cost of Advertisement, \$23.30 Purchase Order B2793 Requisition No. P5863

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Yourson, Maryland

District Date of rosting.

Posted for Hearing Ward May 19-6: 47 1: 30 pm.

Petitioner Mando Canto grane gran. Location of property 11 W/S Harford Feel 54 M5/ of Itemshalove Location of Signa and account lot and appear & from med Contractors sign and good 10 from side wolk Remarks: of Horford ted. Posted by Robert Sex Bully Date of return 5-6-65

hallisone to Special Exception for Car Wash. In the Carl III and pared of Isade in the Li III and pared of Isade in the Li III and pared of Isade or County-Bedinship for the same at a point on the northwest side of Carl III and the Carl III and III ng the property of Monto prises, Inc., as shown on plat filed with the Zoning Depart-

CERTIFICATE OF PUBLICATION

THIS IS TO CENTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspapes printed and published in Towson, Baltimore County, Md., once in each of 1.150 xuccessive/weeks before the 2511--day of ____August _____, 1955_, the first publication appearing on the 5th day of August

THE JEFFERSONIAN.

Cost of Advertisement, \$

The Zooing Commissioner of Bal-Emote County, by authority of the Zoning Act and Regularison of Bal-tanere County, with hold a public hearing:
Petition for Special Exception for a Cur Wash.
All that parcel of Iann in the Ninth District of Bullinare County.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., and Ancesob ofx 1 class accession works before the 8th day of ______June ______, 19_65_, the first-publication appearing on the 21st day of Yay----

> THE JEFFERSONIAN, L. Leanh Strath

4-2765 4176 . 30537 RF-

OF FINANCE

ONTY, MARY AND

No. 30537

Mo.33425

PORTANTI MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND ALL TO CHYSION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWS

BALTIMORE COUNTY, MARYLAND TELEPHONE OFFICE OF FINANCE

Division of Collection and Receip of COURT HOUSE TOWSON, MARYLAND 21204

BILLED Lining Dept. of Salto. Co.

OT NO. 01-6:2 SETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE 9-2365 2180 * 33825 hp-

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWS PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE

BALTIMORE COUNTY, MARYLAND No.31923 OFFICE OF FINANCE BILLED Zoning Dept. of Balto, Co.

| DEPOSIT TO A | DETACH UPPER RECTION AND RETURN WITH YOUR REMITTANCE | \$38,50 COST |
|--------------|--|-----------------|
| - | Adverticing and posting of property for Kenlo Enterprices, Inc. #65-329-X | 30.50 |
| 7 | PEG-to-standed-stand | |
| \ <u>`</u> | 8-3084 seep * 11923 hP+ | 3850 |

IMPORTART: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAVID



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson 4, Maryland

patition has been received and accupted for filling this

30th day of March

Owner Name: Hento Enterprises, Inc. Zoning Commission Reviewed by Aure & Nove

