

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Menlo Enterprises, 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 an Business Local zone to an "X" zone 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.

*No change requested... for the following reasons:

*Petition for Special Exception to a Business Local only.

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 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 regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Menlo Enterprises, Inc.
By James E. Dyer, President
Address: 1100 Falls Road, Towson, Md. 21204

William H. Johnson, Jr.
By William H. Johnson, Jr., Attorney
Address: 1100 Falls Road, Towson, Md. 21204

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ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of April, 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 property be posted, and 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 12th day of May, 1965, at 1:30 o'clock.

By John G. Rose, Zoning Commissioner of Baltimore County.

Re-scheduled June 7, 1965

By John G. Rose, Zoning Commissioner of Baltimore County.

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RE: PETITION FOR SPECIAL EXCEPTION:
For Car Wash - 54' N/E Grendon Lane, 9th Dist.,
Menlo Enterprises, Inc.,
Petitioner

The petitioners have requested a special exception for a Car Wash on the northwest side of Harford Road 54 feet northeast of Grendon Lane, in the Ninth District of Baltimore County.

The site chosen is a very poor 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 Harford Road. The intersection of Harford Road and California Avenue is very close to the proposed entrance to the Car Wash. Grendon Lane is a two-way street between Harford Road and Robert Avenue, Grendon Lane then proceeds west as a one-way street and meets Edgewood Avenue at a very difficult angle. Edgewood Avenue is then one-way in an easterly direction to Harford Road. Grendon Lane is only an 18 foot paved 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 DENIED.

It is this 3rd day of September, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the special Exception requested in the above be and the same is hereby DENIED.

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

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item #5 - ZAC - March 30, 1965 - Harford Road & Grendon Lane

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 vehicle enters 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 Lane is a narrow street which is not adequate for commercial traffic.

EJC:CRN:mr

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Date of Posting: 5-20-65
Posted for: Hearing Tuesday June 8, 1965 7:10-8:30 A.M.
Petitioner: Menlo Enterprises, Inc.
Location of property: NW 1/4 Harford Rd. 54' NE of Grendon Lane
Location of Sign: On vacant lot and opposite from 1100 Construction Sign and opposite 10' from 1100
Remarks: Walter F. Harford, Jr.
Posted by: Walter F. Harford, Jr.
Signature: Walter F. Harford, Jr.
Date of return: 5-27-65

PETITION FOR A SPECIAL EXCEPTION

9th DISTRICT

ZONING: Petition for Special Exception for Car Wash.
LOCATION: Northwest side of Harford Road 54 feet Northeast of Grendon Avenue.
DATE & TIME: WEDNESDAY, MAY 19, 1965 at 1:30 P.M.
PUBLIC HEARING: Room 106, 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for a Car Wash

All that parcel of land in the Ninth District of Baltimore County

Being the property of Menlo Enterprises, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Wed, May 19, 1965 at 1:30 P.M.
Public Hearing: Room 106, 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 7, 1965

FROM: George E. Cavallis, Director of Planning
SUBJECT: Petition No. 65-329-X. "Special Exception for a Car Wash - Northwest side of Harford Road 54 feet Northeast of Grendon Avenue. Being the property of Menlo Enterprises Inc."

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 petition and offers the following comments:

1. The plot submitted by the petitioner is extremely misleading in that the southwestern exit ramp from the Beltway onto Harford Road is omitted from the vicinity plan, and any mention of the exit right-of-way is omitted from the detailed site plan. The exit right-of-way actually abuts the subject parcel, and the median strip dividing the exit and Harford Road and only about 232 feet northeast of the intersection of the center line of Grendon Lane with the center line of Harford Road. Thus, as noted in the comments by the County Traffic Engineer, any increase in traffic leaving Grendon Lane onto Harford Road would be very likely to create an extreme hazard.
2. 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 the petition be denied.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Date of Posting: 5-5-65
Posted for: Hearing Wednesday May 25, 1965 7:10-8:30 A.M.
Petitioner: Menlo Enterprises, Inc.
Location of property: NW 1/4 Harford Rd. 54' NE of Grendon Lane
Location of Sign: On vacant lot and opposite from 1100 Construction Sign and opposite 10' from 1100
Remarks: Walter F. Harford, Jr.
Posted by: Walter F. Harford, Jr.
Signature: Walter F. Harford, Jr.
Date of return: 5-12-65

Leister, M. P. E.
John G. Chubb, L. S.
Associates
George W. Bailey, L. S.
Robert W. Calkins, P. E.
Leonard M. Glass, P. E.
Norman F. Hermann, L. S.
Paul Lee, P. E.
Paul S. Sauter

MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1920 Connell Bridge Rd. - Towson, Md. 21204
823 - 0900

DESCRIPTION

TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION

FOR CAR WASH FACILITY, VICINITY Grendon ROAD AND HARFORD ROAD.

Existing Zoning B-L

Beginning for the same at a point on the northwest side of Harford 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 northeast 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' 30" E - 46.50 feet and (2) N. 17° 47' 50" E - 57.99 feet, thence N. 47° 52' 00" W - 129.06 feet, thence 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.

RB/jc

3/18/65

J.O. 61188



CERTIFICATE OF PUBLICATION

TOWSON, MD. 1965

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 in each of 1 successive weeks before the 12th day of May, 1965, the 65th publication appearing on the 12th day of May, 1965.

THE JEFFERSONIAN,

W. L. Harford, Jr. Manager.

Cost of Advertisement, \$...

Yours truly,

James E. Dyer
JAMES E. DYER
Chief of Permit and
Petition Processing

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD. May 19, 1965

THIS IS TO CERTIFY, that the annexed advertisement of "Menlo Enterprises, Inc." was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week for 1 successive week before the 18th day of May 1965; that is to say, the same was inserted in the issues of 5-19-65

Stromberg Publications, Inc.
Publisher.

By Mrs. Palmer Price

Mrs. Palmer Price

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 94 Date of Posting: 4-27-65
Posted for: Hearing Wed. May 19-65 at 11:30 A.M.
Petitioner: Menlo Enterprises, Inc.
Location of property: 7121/2 Harford Rd. SW 715 of 2 Harford Ave.
Location of Signs: 2 1/2' x 4' signs at each end of Harford Rd. 1/2 mile from Harford Ave.
Remarks: 2 1/2' x 4' signs at each end of Harford Rd. 1/2 mile from Harford Ave.
Posted by: [Signature] Date of return: 5-6-65

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 5, 1965

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 in each of 1 successive weeks before the 5th day of August 1965, the first publication appearing on the 5th day of August 1965.

THE JEFFERSONIAN.

[Signature]
Manager.

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. August 5, 1965

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 one successive weeks before the 26th day of August 1965, the first publication appearing on the 5th day of August 1965.

THE TIMES.

Manager.
John M. Martin

Cost of Advertisement \$23.50

Purchase Order B2793
Requisition No. F6893

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 21, 1965

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 in each of one successive weeks before the 21st day of May 1965, the first publication appearing on the 21st day of May 1965.

THE JEFFERSONIAN.

[Signature]
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts TOWSON, MARYLAND 21204

No. 31923

DATE 6/30/65

To: Menlo Enterprises
6400 Falls Road
Baltimore, Md. 21209

BILLED TO: Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 01-422
QUANTITY: 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property for Menlo Enterprises, Inc. 30.50

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

3-306 6/30 31923 NP- 3850

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 30537

DATE 4/24/65

To: Menlo Enterprises
6400 Falls Road
Baltimore, Md. 21209

BILLED BY: Zoning Department of Balto. Co.

REPORT TO ACCOUNT NO. 01-422
QUANTITY: 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Petition for Special Exception for Menlo Enterprises, Inc. 30.50

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

3-306 4/24 30537 NP- 5000

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts TOWSON, MARYLAND 21204

No. 33425

DATE 3/23/65

To: Menlo Enterprises
6400 Falls Road
Baltimore, Md. 21209

BILLED BY: Lining Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-422
QUANTITY: 1
DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE
Advertising and posting of property for Menlo Enterprises, Inc. 49.50

By Order Of
John G. Rose
Zoning Commissioner Of
Baltimore County

3-306 3/23 33425 NP- 1950

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MD
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Your petition has been received and accepted for filing this
30th day of March 1965

Owners Name: Menlo Enterprises, Inc.

Reviewed by: [Signature]

GENERAL NOTES

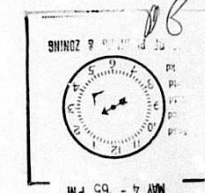
ACREAGE OF PARCEL 0.5058
 PRESENT ZONING R-6
 PRESENT USE NONE
 PROPOSED ZONING BL - SPECIAL EXCEPTION
 PROPOSED USE SELF SERVICE
 CAR WASH
 NO. OF PARKING SPACES 18
 NO. OF APPROACH LANE
 SPACES 10

LOCATION PLAN
 SCALE: 1"=500'

#65-329X

OLD
 MAP
 #9

CALIFORNIA
 AVE.



PLAT TO ACCOMPANY PETITION
 FOR SPECIAL EXCEPTION

PROPERTY IN VICINITY OF
 HARFORD RD. & GRENDON LA.

9TH ELECTION DISTRICT BALTIMORE COUNTY, MD
 Scale: 1"=20' March 18, 1965
 Revised May 11TH, 1965

MATZ, CHILDS & ASSOCIATES
 1020 CROMWELL BRIDGE RD.
 BALTIMORE 4, MARYLAND

