

PETITION FOR ZONING ~~VAR~~ SPECIAL EXCEPTION AND VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ROLLING ROAD REALTY COMPANY,
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 for a special exception for a car wash should be granted.

A variance to Section 238.2 To permit a side yard setback of 0 feet instead of the required 30 feet.

Practical difficulty would be as follows:
Building must be located on the side lot line to allow the cars waiting in line to park off the street so that they do not impede traffic.

See attached description

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

ROLLING ROAD REALTY COMPANY

By *Eugene J. Clifford*
Vice-President Legal Owner

Contract purchaser

Address: 17 Wyndcrest Avenue
Baltimore, Md. 21228

Address: *Widow and Stock Bridge*
My Charles B. B. B.
Petitioner's Attorney

Address: *10 Light St. Suite 2100*

ORDERED By The Zoning Commissioner of Baltimore County, this 6th 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 100, County Office Building in Towson, Baltimore County, on the 26th day of May 1965 at 10:30 a.m.

John G. Rose
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: May 11, 1965

FROM: George E. Gavrilis, Director of Planning

SUBJECT: Petition No. 65-337-XA - "Special Exception for a Car Wash and Variance to permit a side yard setback of zero feet instead of the required 30 feet. West side of Geipe Road 138.53 feet South of Baltimore National Pike. Being the property of Rolling Road Realty Company."

1st District
HEARING: Wednesday, May 26, 1965 (10:30 A.M.)

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

1. The subject property would appear to be an appropriate location for a car wash, since it is in a BR zone and yet is located off the main highway, using Geipe Road as a kind of service drive.
2. We have seen no information which would indicate the actual capacity of the proposed car wash. The Zoning Regulations require that storage space be provided for the number of vehicles capable of being processed during one-half hour, plus ten additional vehicles. The petitioner's plan dated February 12th and revised March 26th shows a total of 87 spaces, while a later plan (revised April 28th) shows only 48. The actual capacity of the facility should be indicated prior to the hearing, so that the appropriate number of storage spaces for cars can be determined.
3. Two of the reasons for requiring side yards in BR districts are to provide for adequate internal traffic circulation and to protect adjacent properties. Inasmuch as a car wash provides circulation through the building, and because property to the south is also zoned BR, one of the side yards no longer appears to be necessary. It could well be, therefore, that granting of the requested variance would be proper.

ep

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of location, the safety, health and general welfare of the locality involved, a special exception for a car wash should be granted. The request for a variance to Sec. 238.2 of the Baltimore County Zoning Regulations to permit a side yard setback of 0 feet instead of the required 30 feet will grant relief to petitioner without substantial injury to the public health, safety and general welfare, therefore, the variance should be granted. It is further appearing that by reason of

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of May 1965 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

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of April 1965, 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

Zoning Commissioner of Baltimore County

MICROFILMED

INTER-OFFICE CORRESPONDENCE

DIVISION OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson 4, Maryland

Date: April 20, 1965

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford

SUBJECT: Item 7 - ZAC - April 6, 1965 - Rolling Road Realty Co. West side of Geipe Road 138' south of Baltimore National Pike

Review of the subject plat dated February 12, 1965 and revised March 26, 1965 indicates that the plan will be adequate as shown.

EJC:CRM:mr

MA CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
1020 Cromwell Bridge Rd. - Towson, Md. 21204
823 - 0900

DESCRIPTION

0.8417 ACRE PARCEL, PART OF LOT 3, GEIPE TRACT.

FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a pipe heretofore set on the northwest side of Geipe Road, as laid out 60 feet wide and shown on Plat of Section One, Geipe Tract, as recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 28, page 10, said pipe being located S. 15° 40' 06" W. 138.53 feet measured southwesterly along said northwest side of Geipe Road from the southeast end of the gusset line that connects the said northwest side of Geipe Road and the southwest side of the Baltimore National Pike, 150 feet wide, said point of beginning being also located at the division line between Lots 2 and 3 as shown on said plat, thence binding along the said northwest side of Geipe Road (1) S. 15° 40' 06" W. - 150.00 feet, thence leaving said Geipe Road and running for a line of division (2) N. 74° 19' 54" W. - 273.05 feet to the northwest outline of said plat of Geipe Tract, thence binding on a part thereof (3) N. 36° 33' 30" E. - 160.55 feet to a pipe heretofore set at the northwest end of said division line between Lots 2 and 3, thence binding thereon (4) S. 76° 19' 54" E. - 215.80 feet to the place of beginning.

Containing 0.8417 Acres of land.

INTER-OFFICE CORRESPONDENCE

DIVISION OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson 4, Maryland

Date: March 22, 1965

TO: Mr. James E. Dyer
FROM: Eugene J. Clifford

SUBJECT: Item 3 - ZAC - March 9, 1965 - Rolling Road Realty Co. West side of Geipe Road 138' south of Baltimore National Pike

Review of the subject plat results in the following comment.

The parking arrangement is not satisfactory. There should be five storage lanes merging into one lane as the vehicle enters the car wash.

Enclosed please find a suggested plan for automatic car wash.

EJC:CRM:mr
Enclosure

C. Keating Bowles, Esq.
10 Light Street
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your petition has been received and accepted for filing this 11th day of April, 1965

Owner Name: Rolling Road Realty Co.
Reviewed by: *James E. Dyer*

JOHN G. ROSE
Zoning Commissioner

MA CHILDS & ASSOCIATES, INC.
1020 Cromwell Bridge Rd. - Towson, Md. 21204

Page Two

Being a part of Lot No. 3 as shown on Plat of Section One, Geipe Tract, as recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 28, page 10.

Being subject to a 10 Foot Drainage and Utility Easement that binds along the third line of the above described parcel.

ES/jc

T.O. #59145

2/12/65



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING

C. Keating Bowles, Esq.
10 Light Street
Baltimore, Maryland 21202

April 20, 1965

Dear Mr. Dyer:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plan or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning ten days before the Zoning Commission's hearing.

TRAFFIC ENGINEERING: The parking arrangement is not satisfactory. There should be five storage lanes merging into one lane as the vehicle enters the car wash.

Bureau of Engineering Commented on March 9, 1965

The following members had no comment to offer:
State Roads Commission
Building Department
Health Department
Industrial Commission
Board of Education
Fire Department
Office of Planning and Zoning

Yours very truly,

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

cc: Traffic Engineering
Bureau of Engineering

#65-337-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting May 8, 1965
 Petition for Special Exception for Car Wash
 Posted for Petition for Variance to permit side yard of Zero feet instead
 of the required 30'
 Petitioner: Holling Road Realty Co.
 Location of property: N/S. Delpe Rd., 138.53' S. of Delto. Hst. Pk.
 Location of Signs: W. S. Delpe Rd. 280' S. of Ball. Nat. H. Pk.
 Remarks: [Signature]
 Posted by [Signature] Date of return May 13, 1965

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 21st day of May, 1965, the first publication appearing on the 21st day of May, 1965.

THE JEFFERSONIAN,

[Signature]
Manager.

Cost of Advertisement, \$.....

PETITION FOR SPECIAL EXCEPTION AND VARIANCE

1st DISTRICT

ZONING: Petition for Special Exception for a Car Wash.
 Petition for Variance for a side yard.
 LOCATION: West side of Geipe Road 138.53 feet South of Baltimore National Pike.
 DATE & TIME: WEDNESDAY, MAY 26, 1965 at 10:30 A.M.
 PUBLIC HEARING: Room 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.
 Petition for Variance to the Zoning Regulations of Baltimore County to permit a side yard setback of Zero feet instead of the required 30 feet.

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

Beginning for the same at a pipe heretofore set on the northwest side of Geipe Road, as laid out 60 feet wide and shown on plat of Section One, Geipe Tract, as recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 29, page 10; said pipe being located South 15 degrees 40 minutes 08 seconds West 138.53 feet measured southwesterly along said northwest side of Geipe Road from the southeast end on the same line that connects the said northwest side of Geipe Road and the southeast side of the Baltimore National Pike, 100 feet wide, said point of beginning being also located at the division line between Lots 2 and 3 as shown on said plat, thence heading along the said northwest side of Geipe Road (1) South 15 degrees 40 minutes 08 seconds West 130.00 feet, thence leaving said Geipe Road and running for a line of division (2) North 74 degrees 19 minutes 54 seconds West 273.05 feet to the northwest outline of said plat of Geipe Tract, thence binding on a part thereof (3) North 36 degrees 33 minutes 30 seconds East 160.55 feet to a pipe heretofore set at the northwest end of said division line between Lots 2 and 3, thence heading thence (1) South 74 degrees 19 minutes 54 seconds East 215.50 feet to the place of beginning.

Containing 0.417 Acres of land.
 Being a part of Lot No. 2 as shown on Plat of Section One, Geipe Tract, as recorded among the Land Records of Baltimore County in Plat Book W.J.R. No. 29, page 10.
 Being subject to a 10 Foot Drainage and Utility Easement that binds along the third line of the above described parcel.

The Zoning Regulation to be excepted as follows:
 Section 236.2-Side Yard-30 feet.

Being the property of Rolling Road Realty Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 26, 1965 at 10:30 A.M.
 Public Hearing: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. May 6, 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 May, 1965, the first publication appearing on the 6th day of May, 1965.

19 65

THE TIMES,

[Signature]
Manager.
 John M. Martin

Cost of Advertisement \$ 29.00

Purchase Order A9534
 Requisition No. P442

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND		No. 30553 DATE 4/26/65
TO: <u>Rolling R. Baltimore</u> <u>10 E. Light Street</u> <u>Baltimore, Md. 21202</u>		REMITTANCE TOTAL AMOUNT \$50.00 COST
RECEIPT TO ACCOUNT NO. <u>65-422</u>		
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	
1	Publication for Special Exception for Rolling Road Realty Publication for Variance 45-337-1A	50.00
P.S.D. - Baltimore County, Md. - Office of Finance		
+ 3065 4207 • 30553 TYP •		50.00
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 COURT HOUSE TOWSON 4, MARYLAND		INVOICE No. 30628 DATE 5/14/65
TO: <u>Thomas A. Knight</u> <u>Shiffen and Stenderidge</u> <u>10 Light Street</u> <u>Baltimore, Md. 21202</u>		REMITTANCE TOTAL AMOUNT \$47.50 COST
RECEIPT TO ACCOUNT NO. <u>65-422</u>		
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	
1	Advertising and posting of property for Rolling Road Realty Co. 45-337-1A	47.50
P.S.D. - Baltimore County, Md. - Office of Finance		
+ 3065 4207 • 30628 TYP •		47.50
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.		



MATZ, CHILDS & ASSOCIATES, INC.

CONSULTING
ENGINEERS

1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/823-0900

Lester Matz, P. E.
John C. Childs, L. S.

Associates

George W. Bushby, L. S.
Robert W. Czaban, P. E.
Leonard M. Glass, P. E.
Norman F. Herrmann, L. S.
Paul Lee, P. E.
Paul S. Smeton

September 22, 1965

Department of Planning
Baltimore County
County Office Building
Baltimore, Maryland - 21204

Attention: Mr. James Hoswell

Re: Commercial Building App. #322-65
Car Wash W. Side Geipe Road
J. O. #59145

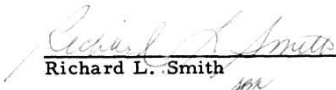
Gentlemen:

In reference to our conversation on September 21, please be informed that the anticipated manufacturers half hourly rated production is 40 cars.

Trusting this information will satisfy your questions concerning this application, we remain

Very truly yours,

MATZ, CHILDS & ASSOCIATES, INC.


Richard L. Smith

RLS:sbr



MATZ, CHILDS & ASSOCIATES
1020 CITIZENWELL DR. GOLF RD. 3
BALTIMORE, MARYLAND 21225
2145-M 215

- Notes:
1. AREA OF TRACT EQUALS 0.8417 ACRES
 2. EX. ZONING OF TRACT "D-2" WITH SPECIAL ENCANTION
 3. "STAGE SPACES" FOR ONE WASH = 52 SQ. FT. (10, 20)

FINAL SITE PLAN
FOR
WASHMOBILE
VICINITY
GEIPE ROAD & BALTO. NATL PIKE
ELECTION DISTRICT 1 BALTIMORE CO., MD.
SCALE: 1"=20' NOV 31, 1965

DEVELOPER
KNIGHT AND MOLESWORTH
3300 ARUNDEL ROAD
BALTIMORE, MARYLAND 21225

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *W. Quinby*
DATE 9/23/65

