

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, RICHARD S. BENNETT, 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 one zone to another zone; for the following reasons:

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 a 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.

Richard S. Bennett, Legal Owner, 501 Chestnut Avenue, Towson, Maryland 21284. John C. Brennan, Petitioner's Attorney, 1000 Federal Bldg., Towson, Md. 21284.

ORDERED By the Zoning Commissioner of Baltimore County, this 30th day of April, 1965, that no subject matter of this petition be advertised as required by the Zoning Law of Baltimore County...

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date: May 18, 1965

FROM: George F. Gavrellis, Director of Planning

SUBJECT: Petition No. 65-340-X. Special Exception for a Car Wash - East side of Satyr Hill Road 200', more or less, North of Joppa Road. Being the property of Richard S. Bennett

9th District Tuesday, June 1, 1965 (10:00 A.M.)

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

- 1. The petitioner's plot does not comply with Subsection 419.1 of the Zoning Regulations in that the car washing equipment's capacity is not indicated.
2. It also appears that the requested use would not comply with Subsection 419.2; if the number of "tracks" spaces shown (20) is, in fact, the number required, the lot probably would not be "sufficient to provide" both the spaces and washing facilities after Satyr Hill Road is widened.
3. Even leaving the Satyr Hill widening out of consideration, the building proposed would be too close to the road to permit drying of cars after they leave the stalls.
4. No information regarding hours of operation, lighting, fencing, or labor to be supplied has come to our attention.
5. In view of the above consideration, the site plan is not approvable by this office, as would be required under Subsection 419.3.

RE: PETITION FOR SPECIAL EXCEPTION For a Car Wash - E/S Satyr Hill Road 200' N. Joppa Road, 9th Dist., Richard S. Bennett, Petitioner. ZONING COMMISSIONER OF BALTIMORE COUNTY No. 65-340-X

The petitioner in the above matter requested a special exception for a Car Wash on the east side of Satyr Hill Road 200 feet north of Joppa Road, in the Ninth District of Baltimore County.

Testimony at the hearing indicated that the petitioner has not met all requirements of Section 419 of the Baltimore County Zoning Regulations pertaining to the Car Wash and, in particular, to Section 419.3.

In addition, in the Traffic Engineer's opinion, Section 419.3 has not been satisfied and it is the opinion of the Zoning Commissioner that the site is entirely too close to the intersection of Satyr Hill and Joppa Roads. The intensity of traffic at the aforesaid intersection is so great that a possible tie-up caused by a Car Wash located on the subject property is not a use to be permitted.

For the above reasons the special exception SHOULD NOT BE GRANTED.

It is this 17th day of June, 1965, by the Zoning Commissioner of Baltimore County, ORDERED that the special exception for a Car Wash and the same is hereby DENIED.

John A. Diven, Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF PLANNING AND ZONING

INTER-OFFICE CORRESPONDENCE

TO: Mr. John J. Brennan, Mag. Layella Federal Building, Towson, Maryland 21284

FROM: Mr. Albert V. Dunlop, Office of Planning and Zoning, Baltimore County Bureau of Engineering

The following comment is not intended to indicate the appropriateness of the existing zoning requested, but to assure that all parties are made aware of plans or problems that may have a bearing on the zoning and zoning will submit recommendations as the appropriateness of the requested zoning 10 days before the zoning Commissioner's hearing.

RE: PETITION FOR SPECIAL EXCEPTION FOR A CAR WASH. The site does not indicate the required parking and circulation as set forth in Bill 100. Prior to revising the plan, it should be revised to indicate all requirements as set forth in the above mentioned Bill. It is suggested that the petitioner's engineer contact the Office of Planning and Zoning and the Bureau of Traffic Engineering with regard to these requirements prior to preparing final revised drawings.

REMARKS: Petitioner's plan shows a retaining wall on Satyr Hill Road. This wall is not shown on the site plan. The location of water and sewer to be determined by the developer or his engineer. Road - Satyr Hill Road to be a minimum 30' wide and gutter street on E/S Satyr Hill Road. This property is ultimately destined to be the early however, June 1965. The site has a curved distance to E/S Satyr Hill Road and any construction of a closed street.

The following message had no comment to offer: Board of Recreation, Fire Department, Health Department, Police Department, Traffic Engineering, Building Department, State Roads Commission.

By: Albert V. Dunlop, Office of Planning and Zoning, Baltimore County Bureau of Engineering

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 9B Date of Posting: 5-13-65
Posted for: Hearing Tuesday June 1, 1965, 10:00 A.M.
Petitioner: Richard S. Bennett
Location of property: E/S Satyr Hill Rd. 200' N. Joppa Rd.
Location of Signs: 10' x 14' signs on Satyr Hill Rd. and Joppa Rd.
Remarks:
Posted by: Robert J. Pugh, Jr. Date of return: 5-20-65

JOHN ALLEN DIVEN, P.E. Professional Engineer and Land Surveyor No. 1003

11 ST. MICHAELS WAY BALTIMORE 12, MD. June 24, 1964. 865-340X

Point of beginning also being situated 200' more or less measured in a Northwesterly direction along the centerline of Satyr Hill Rd from its intersection with Joppa Road. All that piece or parcel of land situated, lying and being in the Ninth District of Baltimore County, State of Maryland and described as follows, to wit: Beginning for the same at a point in the first line of a parcel of land which by a deed dated 4/14/1957 and recorded among the Land Records of Baltimore County in Liber 64.8 No. 2-4 folio 68 was conveyed by Thomas E. Mason, Trustee, to Ernie M. Dunbar, et al., said point being distant, North 16 degrees 45 minutes West 100 feet, thence leaving said outline and running for a line of division, South 73 degrees 15 minutes West 141.64 feet to the center of Satyr Hill Road and to intersect the fifth line of the above mentioned parcel of land, thence running with and binding on a part of the fifth and sixth lines of said parcel of land which was conveyed by Mason to Dunbar and binding in the center of the Satyr Hill Road the two following courses and distances, viz: South 18 degrees 48 minutes East 25.43 feet and South 14 degrees 05 minutes East 74.67 feet and also being Northerly 195.83 feet from the intersection of Satyr Hill and Joppa Roads, thence leaving said road and outline and running for a line of division North 73 degrees 15 minutes East 141.64 feet to the place of beginning.

Containing 0.326 of an acre of land more or less. Being a part of a parcel of land which by a deed dated April 6, 1964 and recorded among the Land Records of Baltimore County in Liber 648 4292 folio 497 was conveyed by Richard A. Bush, et al. to Richard S. Bennett, et al.

John A. Diven, Member A.S.C.E., Member Md. Society of Surveyors, Member National Society of Professional Engineers

PETITION FOR SPECIAL EXCEPTION FOR A CAR WASH

LOCATION: East side of Satyr Hill Road, 200 feet north of Joppa Road. DATE: Tuesday, June 1, 1965 at 10:00 A.M. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for a Special Exception for an Automobile Car Wash. All that parcel of land is in the Ninth District of Baltimore County.

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 successive weeks before the day of June 19, 1965, the first publication appearing on the day of June 19, 1965.

THE JEFFERSONIAN, Manager. Cost of Advertisement \$...

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE

Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

TO: Messrs. Brennan & Brennan 625 Eastern Blvd. Baltimore 21, Md. BY: Zoning Department of Baltimore County. REPORT TO AGENCY NO. 06-482 QUANTITY: 100. PAYEE: Petitioner for Special Exception for Richard S. Bennett. 65-340-X. 5-1865 4002 * 30567 119-

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING

Baltimore County, Maryland Towson, Maryland, 21204. Date: June 14, 1965

TO: Mr. John G. Rose FROM: Eugene J. Clifford SUBJECT: Zoning Petition 65-340X Satyr Hill Road Special Exception for a Car Wash

Review of the revised plan for a car wash provides only 10 feet from the front of the building to the right of way line for drying the vehicles. This is not adequate.

Eugene J. Clifford, County Traffic Engineer

RECEIVED

BALTIMORE COUNTY, MD. 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 successive weeks before the day of June 19, 1965, the first publication appearing on the day of June 19, 1965.

THE TIMES, Manager. Cost of Advertisement \$...

TELEPHONE
823-3000

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

No. 30650

DATE 6/1/65

To: John J. Brennan, Esq.
Loyola Building
Towson, Md. 21284

BILLED TO Zoning Dept. of Balto. Co.

DEPOSIT TO ACCOUNT NO. 61-672

TOTAL AMOUNT
\$55.50
COST

QUANTITY	DESCRIPTIVE UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT COST
	Advertising and posting of property for Richard Bennett #65-340-2x	55.50
PAID - Baltimore County, Md. - Office of Finance		
6-1 65 6448 * 30650 T/P-		5550

**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.**

B-L

A. M. D. CORPORATION
S. J. R. 2879 - 341

B-L

FRANK W. DUNN
S. J. R. 2883 - 100

SATYR HILL ROAD

JOPPA ROAD

JOHN G. BLISS
S. J. R. 1109 - 281

B-L

NOTE THIS PLAT COMPILED FROM
DEEDS AND PLATS



John A. Owen

JOHN A. OWEN
REGISTERED PROFESSIONAL ENGINEER
& LAND SURVEYOR NO. 1008
404 MARSHAL WAY
BALTIMORE 18, MARYLAND

SCALE 1" = 50'

DISTRICT 5

SCALE 1" = 50'

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30	28	26	24	22	20	18	16	14	12	10	8	6	4	2	0	
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